

Vendor Statement

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

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

The vendor may sign by electronic signature.

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

Land

4 Hoy Street, North Bendigo 3550

Vendor's name

Hayley Mansfield

Date

24/6/2025

Vendor's signature

Signed by:

Hayley Mansfield

A83A886G3G3F4B9...

Purchaser's name

Date

/ /

Purchaser's signature

Purchaser's name

Date

/ /

Purchaser's signature

1. FINANCIAL MATTERS

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

(a) Their total does not exceed:

\$3,500.00

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

None to the vendors knowledge.

1.3 Terms Contract

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

Not Applicable.

1.4 Sale Subject to Mortgage

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

Not Applicable.

1.5 Tax reform scheme land

- (i) Is the land Tax Reform Scheme Land within the meaning of the Commercial and Industrial Property Tax Reform Act 2024? ☐ Yes ☒ No
- (ii) The Australian Valuation Property Classification Code based on the Valuation Best Practice Specifications Guidelines most recently allocated to the land is:

110.3
- (iii) If the land is Tax Reform Scheme Land, the Entry Date within the meaning of the Commercial and Industrial Property Tax Reform Act 2024 is:

2. INSURANCE

2.1 Damage and Destruction

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

Not Applicable.

2.2 Owner Builder

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

Not Applicable.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title documents.
- (b) Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

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

3.2 Road Access

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

☐

3.3 Designated Bushfire Prone Area

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

☐

3.4 Planning Scheme

Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

Are contained in the attached certificates and or statements.

4.2 Agricultural Chemicals

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

Nil.

4.3 Compulsory Acquisition

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

Nil.

5. BUILDING PERMITS

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

Not Applicable.

6. OWNERS CORPORATION

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

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable.

8. SERVICES

The services which are marked with an 'X' in the accompanying square box are NOT connected to the land:

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

Electricity supply <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input type="checkbox"/>
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9. TITLE

Attached are copies of the following documents:

9.1 (a) Registered Title

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

10. SUBDIVISION

10.1 Unregistered Subdivision

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

Not Applicable.

10.2 Staged Subdivision

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

Not Applicable.

10.3 Further Plan of Subdivision

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

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

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

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

Not Applicable.

12. DUE DILIGENCE CHECKLIST

Is attached.

13. ATTACHMENTS

Title Search Volume 10234 Folio 402
Copy of Plan TP069961Q
Planning Report
Planning Property Report
Mine Report
Sewer Plan
Due Diligence Checklist

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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



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

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

Page 1 of 1

VOLUME 10234 FOLIO 402

Security no : 124123793945S
Produced 17/04/2025 02:14 PM

LAND DESCRIPTION

Crown Allotment 391 Section K at Bendigo Parish of Sandhurst.
PARENT TITLE Volume 09904 Folio 197
Created by instrument T597586P 15/03/1995

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
HAYLEY MANSFIELD of 54 PEG LEG ROAD EAGLEHAWK VIC 3556
AJ749857H 25/06/2012

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AJ749858F 25/06/2012
BENDIGO AND ADELAIDE BANK LTD

For details of any other encumbrances see the plan or imaged folio set out
under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP069961Q 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: 4 HOY STREET NORTH BENDIGO VIC 3550

ADMINISTRATIVE NOTICES

NIL

eCT Control 03500L BENDIGO AND ADELAIDE BANK LTD - SAFE CUSTODY
Effective from 21/07/2017

DOCUMENT END



Imaged Document Cover Sheet

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TITLE PLAN		EDITION 2	TP 69961Q
<p>Location of Land</p> <p>Parish: SANDHURST AT BENDIGO</p> <p>Township:</p> <p>Section: K</p> <p>Crown Allotment: 391</p> <p>Crown Portion:</p> <p>Last Plan Reference:</p> <p>Derived From: VOL 10234 FOL 402</p> <p>Depth Limitation: 15 m</p>		<p>Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>	
<p>Description of Land / Easement Information</p> <p>ENCUMBRANCES REFERRED TO</p> <p>AS TO THE LAND SHOWN MARKED "E-1"</p> <p>THE RIGHT AND CONDITION AS SET OUT IN</p> <p>CROWN GRANT VOL.9904 FOL.197</p>			<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 12/07/1999</p> <p>VERIFIED: DB</p>
<p>LENGTHS ARE IN METRES</p>		<p>Metres = 0.3048 x Feet</p> <p>Metres = 0.201168 x Links</p>	<p>Sheet 1 of 1 sheets</p>

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

TP069961Q

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

[illegible]



Issue Date: 17 April 2025
Your Reference: 76528154-014-9:84806
Certificate Number: 134758

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Land Information Certificate

This Certificate is issued under Section 121 of the Local Government Act 2020. The Rates & Charges for the year ending 30 June 2025 became payable on 1 July 2024. Overdue rates attract interest at the rate of 10.0% per annum.

PROPERTY ADDRESS: 4 Hoy Street, NORTH BENDIGO 3550
PARCEL DETAILS: CA 391 Sec K
AVPCC: 110.3 - Detached Dwelling (existing)

ASSESSMENT NUMBER 2075 0

Site Value	\$340,000	Level of Valuation	01-Jan-2024
Capital Improved Value	\$490,000	Valuation Operative	01-Jul-2024
Net Annual Value	\$24,500	Basis of Rate	C.I.V.

RATES & CHARGES	CURRENT AMOUNT LEVIED
General Rates	\$1,407.00
Garbage Charge	\$461.00
Fire Services Property Levy	\$174.60
TOTAL LEVIED	\$2,042.60
Arrears Outstanding	\$0.00
Current Legal Costs Outstanding	0.00
Arrears Legal Costs Outstanding	0.00
Interest to Date	\$4.95
TOTAL OUTSTANDING	\$1,027.55

Other Property Debt -	\$0.00
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Total Outstanding for Property **\$1,027.55**

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

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

KATELYN STONE
SENIOR COORDINATOR RATES & VALUATIONS



Bill Code: 268813
Ref: 20750

To obtain an updated balance prior to settlement or for any other information regarding this certificate please contact the Rates team on 5434 6262. Notices of Acquisition can be forwarded to acquisitions@bendigo.vic.gov.au

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

Greater Bendigo City Council
Address: 15 Hopetoun Street, Bendigo
Postal Address: PO Box 733, Bendigo VIC 3552
T: 1300 002 642
E: ratesenquiries@bendigo.vic.gov.au
W: www.bendigo.vic.gov.au
ABN 74 149 638 164

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, P O 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 2025. All Rates and Charges due by four (4) instalments due 30 September 2024, 02 December 2024, 28 February 2025 and 31 May 2025.

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.

Property Clearance Certificate

Land Tax



INFOTRACK / J & K LAW

Your Reference:	2513830
Certificate No:	89633573
Issue Date:	23 APR 2025
Enquiries:	TVD0

Land Address:	4 HOY STREET NORTH BENDIGO VIC 3550
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Land Id	Lot	Plan	Volume	Folio	Tax Payable
24760470			10234	402	\$0.00
			9895	746	

Vendor: HAYLEY MANSFIELD

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MISS HAYLEY MANSFIELD	2025	\$340,000	\$0.00	\$0.00

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

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

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.



Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	\$490,000
SITE VALUE (SV):	\$340,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$0.00



Notes to Certificate - Land Tax

Certificate No: 89633573

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 = \$1,470.00

Taxable Value = \$340,000

Calculated as \$1,350 plus (\$340,000 - \$300,000) multiplied by 0.300 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$4,900.00

Taxable Value = \$490,000

Calculated as \$490,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 89633573

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: 89633573

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

Commercial and Industrial Property Tax



INFOTRACK / J & K LAW

Your Reference:	2513830
Certificate No:	89633573
Issue Date:	23 APR 2025
Enquires:	TVD0

Land Address: 4 HOY STREET NORTH BENDIGO VIC 3550					
Land Id	Lot	Plan	Volume	Folio	Tax Payable
24760470			10234	402	\$0.00
			9895	746	\$0.00
AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment	
110.3	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.	

This certificate is subject to the notes found on the reverse of this page. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	\$490,000
SITE VALUE:	\$340,000
CURRENT CIPT CHARGE:	\$0.00



Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 89633573

Power to issue Certificate

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

Amount shown on Certificate

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

Australian Valuation Property Classification Code (AVPCC)

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

Commercial and industrial property tax information

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

Change of use of tax reform scheme land

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

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

Commercial and industrial property tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on commercial and industrial property tax to a purchaser

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

General information

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

Property Clearance Certificate

Windfall Gains Tax



INFOTRACK / J & K LAW

Your Reference:	2513830
Certificate No:	89633573
Issue Date:	23 APR 2025

Land Address:	4 HOY STREET NORTH BENDIGO VIC 3550		
Lot	Plan	Volume	Folio
		10234	402
		9895	746

Vendor: HAYLEY MANSFIELD
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.

Paul Broderick
Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:
\$0.00



Notes to Certificate - Windfall Gains Tax

Certificate No: 89633573

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

<div><div><div>BPAY</div><div><div></div><div>Billers Code: 416073 Ref: 89633572</div></div></div><div><div>Telephone & Internet Banking - BPAY®</div><div>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</div><div>www.bpay.com.au</div></div></div>	<div><div><div>CARD</div><div><div></div><div>Ref: 89633572</div></div></div><div><div>Visa or Mastercard</div><div>Pay via our website or phone 13 21 61. A card payment fee applies.</div><div>sro.vic.gov.au/payment-options</div></div></div>	<div><div><div>Important payment information</div><div>Windfall gains tax payments must be made using only these specific payment references.</div><div>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</div></div></div>
--	--	---

House Inspection Services Pty Ltd

A.C.N.006 954 436 A.B.N 89 006 954 436

(Wholly owned by Members of the Australian Society of Building Consultants Inc.)

Correspondence to: garry.whitfort@gmail.com
libbypetersen@bigpond.com

Telephone: 0418 367 644
 0418 508 112

A REPORT ON DOMESTIC BUILDING WORKS - OWNER BUILDER CONSTRUCTION

PURSUANT TO THE BUILDING ACT 1993

JOB NO :24417 SHEET 1 OF 6

DWELLING & INSPECTION DETAILS

(Refer to Page 6 for exclusions)

DATE OF INSPECTION 16 th June 2025	DATE OF REPORT: 16 th June 2025
---	--

PROPERTY DETAILS:

STREET NUMBER 4
 STREET Hoy Street
 SUBURB/TOWN North Bendigo POSTCODE 3550
 MUNICIPALITY City of Greater Bendigo
 WORKS CARRIED OUT AND COMPLETED Between January 2020 and 2025

OWNER(S):

NAME(S) Hayley Mansfield
 CONTACT ADDRESS h.mansfield1@gmail.com
 TEL 0431 438 217

INSPECTOR: NAME GARRY WHITFORT QUAL. M.A.S.B.C.

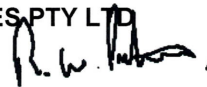
Surveys and/or inspections shall be made only by a qualified Building Consultant or a person with no less than five (5) years experience in related industry.

INSPECTION DETAILS: TIME OF ARRIVAL 4.10pm TIME OF DEPARTURE 5.00pm

PREVAILING WEATHER CONDITIONS: Overcast

REPORT AUTHORISED BY HOUSE INSPECTION SERVICES PTY LTD

SIGNATURE: (RECOGNISED PERSON OR AGENT)



(Agent)

PRINTED NAME OF SIGNATORY: Rex Petersen MASBC - MBDPs

HOUSE INSPECTION SERVICES PTY LTD

SHEET 2 OF 6

DESCRIPTIVE SUMMARY OF DOMESTIC DWELLING WORKS**SITE**

SIDE OF STREET S. E	SITE FALLS TO Back	FRONT DOOR FACES N.W
---------------------	--------------------	----------------------

DOMESTIC BUILDING WORKS COVERED BY THIS REPORT

Replace corner window to front bedroom, window to front wall of the living room. Fit new vertical external timber cladding boards around new window to bedroom one and to the front and part of the side wall to the living room. Form an ensuite and walk in robe in what was an existing bedroom. Refurbish bathroom and toilet with new cabinets, wall and floor tiles, fittings and fixtures. Replace existing window in the bathroom. Connect new fittings and fixtures to existing services. Construct a deck and steps and open timber pergola above along the southwest side of the dwelling. Install timber steps outside of the external doors of bedroom 1 & 2 and to the end of the front concrete porch.

CONSTRUCTION OF WORKS COVERED BY THIS REPORT

FOOTINGS	N/A	STUMPS	Timber/concrete
FLOOR	Strip flooring	WALL STRUCTURE	Timber
ROOF SHAPE	Pitched	WALL LINING (INTERNAL)	Plaster/V panel sheet
ROOF FRAME	Timber	WALL CLADDING (EXTERNAL)	Weather board/Vertical board
ROOF CLADDING	Steel	CEILING LINING	Plaster
WINDOW FRAMES	Aluminium/steel/timber	NO. OF STOREYS	1

ROOMS INCLUDED IN WORK COVERED BY THIS REPORT

BEDROOMS	1	LIVING	Yes	FAMILY ROOM	No
SEPARATE DINING	No	PASSAGES	No	ENTRY HALL	No
KITCHEN	No	LAUNDRY	No	BATHROOM	Yes
TOILET ROOM	Yes	RUMPUS	No	GARAGE/CARPORT	No
VERANDA	No	DECK	Yes	BALCONY	No
PERGOLA	Yes	SHED	No	ENSUITE	Yes

SERVICES CONNECTED TO WORK COVERED BY THIS REPORT

SEWERAGE	Yes	GAS	Yes	WATER	Yes
HOT WATER SYSTEM	Yes	HEATING	Yes	DUCTED VAC.	No
ELECTRICITY	Yes	AIR COND.	No	SMOKE ALARM	Yes
DRAINS	No	INSINKERATOR	No	ALARM	No
GUTTERS & DOWNPIPES	No	INTERCOM	No	OTHER	No

OTHER COMMENTS

No building permit or compliance certificates were sighted at the time of the inspection.

HOUSE INSPECTION SERVICES PTY LTD

SHEET 3 OF 6

SCHEDULE A	DEFECTS IN THE DOMESTIC BUILDING WORKS
-------------------	---

THE FOLLOWING DEFECTS WILL BE EXCLUDED FROM THE COVER OF ANY INSURANCE THAT MAY BE REQUIRED TO BE PROVIDED BY THE OWNER BUILDER VENDOR UNDER THE BUILDING ACT 1993.

ANY ITEMS INCLUDED IN SCHEDULE D (INCOMPLETE WORK) SHALL BE CONSIDERED TO BE DEFECTS IN THE WORKS AND ALSO EXCLUDED FROM THE COVER PROVIDED.

- A1. *The height between the treads to the external steps that have been installed are not all equal to each set of steps and vary in measurement between some of the treads.*
 - A2. *The bottom edge of the free-standing bath is not fully sealed along the bottom back edge and the floor tiles.*
 - A3. *Slight uneven gap around the edge to the bathroom and toilet doors.*
 - A4. *The insulation batts need re-laying flat in places on the ceiling lining to the bathroom, ensuite and walk in robe.*
 - A5. *The access door to the subfloor area of the deck needs easing to allow it to close.*
 - A6. *The label on the glass of the new bathroom window does not clearly state if it is a safety glass or not.*
-

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SHEET 4 OF 6

SCHEDULE B AREAS INACCESSIBLE AT THE TIME OF THE INSPECTION

- B1. *The roof space was only viewed from the manhole opening in the back bedroom.*
- B2. *The sub floor area to the ensuite, bathroom and toilet was only viewed from the spacing between the base boards fitted to the stumps under the external wall of these rooms.*
- B3. *Wall spaces and cavities.*
- B4. *Waterproofing if installed as required to wet areas.*
-

NOTE: The Inspector carries a 3.6m ladder and areas not accessible with that ladder due to height or restricted access may not be inspected.

SCHEDULE C SECONDHAND MATERIALS USED

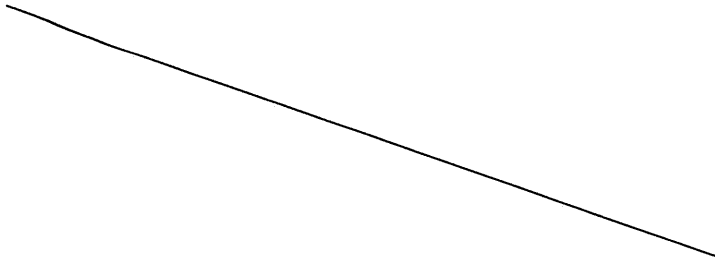
A = Advised by Owner S = Seen by Inspector A & S = Advised & Seen

- C1. *Existing window in the ensuite.* (A&S)
-

SCHEDULE D CONDITION & STATUS OF INCOMPLETE WORK
--

THIS IS A DESCRIPTION OF WORKS NOT COMPLETED AT THE TIME OF THE INSPECTION. THEY WILL BE CONSIDERED TO BE DEFECTS IN THE WORKS AND ARE EXCLUDED FROM THE COVER OF ANY WARRANTY INSURANCE THAT MAY BE PROVIDED BY THE OWNER BUILDER VENDOR UNDER THE BUILDING ACT.

D1. Fitting of infill timber to the gap at the side of the cupboard units fitted in the walk in robe area.



HOUSE INSPECTION SERVICES PTY LTD

SHEET 6 OF 6

**DOMESTIC BUILDING WORKS - CONDITION REPORT
PURSUANT TO THE BUILDING ACT 1993**

This report is provided, pursuant to the Building Act 1993 Section 137B to the owner builder of the dwelling identified in this report. **You must provide to the Insurance Broker a copy of any building permits issued, any occupancy permits or certificates of final inspection issued (as applicable).** Your solicitor or conveyancer can assist you in obtaining these if you do not have them.

Selling an owner-built house

Before entering into a contract to sell a home - including any alteration - built in whole or in part by a person other than a Registered Builder who provided a separate warranty policy and those works are less than six years six months old from the date of completion, the following steps must have been followed:

1. This inspection report, obtained by the owner builder, must be provided to the intending purchaser. (Note: this report must not be more than six months old at the time the contract of sale is signed.)
2. The owner builder must provide a copy of this inspection report to an appropriate insurer, and arrange insurance cover prior to the contract being signed.

A copy of the unsigned Contract of Sale (containing the conditions listed below) may be required by the insurer. The premium to be paid for the insurance will depend upon the insurer, on the age of the building work, and with house improvements, on the value of those improvements.

After the Contract has been signed, the owner builder may be required to send a copy, including any special condition pages, to the insurer. The house is then guaranteed in respect to non structural defects for the remainder of the two years after completion and in respect to all other loss and damage for the remainder of the six years after completion. (Note the insurance is only required for the period up to six years after completion while the report is required up to six years six months after completion.)

Contract of Sale Conditions

The Contract of Sale should contain special conditions to the following effect:

1. The Purchaser acknowledges that prior to signing this contract, the Purchaser has received from the Vendor a copy of a report prepared by House Inspection Services Pty Ltd, a recognised person, and containing such matters as are required pursuant to Section 137B of the Building Act 1993.
2. The Vendors warrant that they have effected a policy of insurance in the name of the Purchaser (or in the case of a sale by auction the policy is subject only to completing the name of the Purchaser) which indemnified the insured against all losses and damage during the period of insurance which result from
 - (a) any breach of the warranties implied under Section 137C of the Building Act 1993 and
3. The Vendor warrants that all domestic building work carried out in relation to the construction by or on behalf of the Vendor of the home was carried out in a proper and workmanlike manner; and

4. The Vendor warrants that all materials used in that domestic building work were good and suitable for the purpose for which they were used and that, unless otherwise stated in the contract, those materials were new; and
5. The Vendor warrants that that domestic building work was carried out in accordance with all laws and legal requirements, including, without limiting the generality of this warranty, the Act and the regulations.

If a contract of sale has been entered into in contravention of the Act, the contract is voidable at the option of the purchaser at any time before completion of the contract.

The guarantee applicable to the building is a guarantee against defects caused by the bad workmanship of the builder, but does not cover any defects identified in this report. Defects identified are those caused by bad workmanship or movement of the foundations. The report does not necessarily refer to routine maintenance items e.g. hairline plaster cracks or binding doors and windows. These may be caused by normal shrinkage.

Unless otherwise stated:

- no soil or other material has been excavated or removed,
- no plants or trees have been removed,
- no samples have been taken or tested,
- no fixtures, fittings, cladding or lining materials have been removed,
- building services have not been tested,
- no items of furniture or chattels have been moved,
- the roof has not been water tested,
- no enquiries of Drainage, Sewerage or Water Authorities have been made,
- no plans, specifications or other contract documents have been sighted for the purpose of inspecting the dwelling house and providing this report.
- no special investigations of insect attack (e.g. borer, termite etc.) has been made. Any reference to insect attack has been based on observation only and does not imply any expertise in these matters. Such a reference should be referred to appropriate experts and we recommend that a pest infestation inspection and report be undertaken.
- We have not inspected woodwork, or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the structure is free from defect.
- We have not and do not inspect aluminium composite panels with a polyethylene core used as a component of external walls.

The information contained on this page should be taken as advisory only and although it is accurate to the best of our knowledge, it would be advisable to seek appropriate legal advice before acting upon it.

Purchasers should obtain CSIRO pamphlet "Building Technical File No. 18" which is a guide to home owners on foundation maintenance and footing performance and read, understand and carry out the recommendations.

The inspection recorded is not a termite or insect inspection and is not a pre-purchase inspection.

PURCHASERS SHOULD MAKE THEIR OWN INQUIRIES ABOUT THE CONDITION OF THE BUILDING BEFORE ENTERING THE CONTRACT.



Reference: DP/665/2024
Enquiries to: Evan Murley

10 April 2025

A A Moffat
C/- Priority 1 Property Management
58-60 Mitchell Street
BENDIGO VIC 3550

Dear Sir/Madam

**Planning permit application DP/665/2024
8, 10A & 10B Holmes Road, NORTH BENDIGO 3550
Use and development of land for a childcare centre**

On behalf of the applicant for the above planning application, we enclose a **Notice of Application** (advertising) for your information.

As a neighbouring property owner or occupier at 4 Hoy Street, North Bendigo, you may be affected by or have an interest in this planning application.

The plans for this application are available for viewing on the City of Greater Bendigo website at www.bendigo.vic.gov.au. See the notice for access to the link.

If you are unable to view the documents online, please call our Administration team.

Our contact details are by phone on 5434 6355;
or by email on planningadmin@bendigo.vic.gov.au

Alternatively, you can contact me by email e.murley@bendigo.vic.gov.au or phone 5434 6183 if you have any questions.

Yours sincerely

A handwritten signature in black ink that reads "Evan Murley". The signature is fluid and cursive.

**Evan Murley
Statutory Planner**

NOTICE OF AN APPLICATION FOR A PLANNING PERMIT

The land affected by the application is located at:	8, 10A & 10B Holmes Road, NORTH BENDIGO 3550
Application reference number:	DP/665/2024
The applicant for the permit is:	GD Design Group
The application is for a permit to:	Use and development of land for a childcare centre

A permit is required under the following clauses of the Greater Bendigo Planning Scheme:

Planning Scheme clause	Matter for which a permit is required
Clause 32.08-2 General Residential Zone	To use land for a childcare centre
Clause 32.08-10 General Residential Zone	To construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-2
Clause 52.29-1 Land Adjacent to the Principal Road Network	To create or alter access to a road in a Transport Zone 2

You may look at the application and any documents that support the application online using one of these options:

<p>City of Greater Bendigo website Planning applications on public notice</p> <p>https://www.bendigo.vic.gov.au/building-and-business/planning#applications-public-notice</p>	<p>or Scan the QR code</p> 	<p>or view online at City of Greater Bendigo offices</p> <p>189-229 Lyttleton Terrace, Bendigo</p> <p>between 9am and 4pm weekdays</p>
<p>Search and select planning application number DP/665/2024, scroll down and <i>Click to View</i> the documents.</p> <p>If you are unable to view the documents online, call us on 5434 6355</p>		

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority. An objection must:

- be made to the responsible authority in writing,
- include the reasons for the objection; and
- state how the objector would be affected.

The responsible authority must make a copy of every objection available for any person to inspect free of charge until the end of the period during which an application may be made for review of a decision on the application.

The responsible authority will not decide on the application until at least 14 days have elapsed from the date of this notice. If you object, the responsible authority will notify you of the decision when it is issued.

Date of Notice: 10 April 2025



PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 17 April 2025 02:15 PM

PROPERTY DETAILS

Address: 4 HOY STREET NORTH BENDIGO 3550
Crown Description: Allot. 391 Sec. K AT BENDIGO, PARISH OF SANDHURST
Standard Parcel Identifier (SPI): 391-K\PP3473A
Local Government Area (Council): GREATER BENDIGO
Council Property Number: 173058
Planning Scheme: Greater Bendigo
Directory Reference: Vicroads 607 R2

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

View location in VicPlan

Planning Zones

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



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

PLANNING PROPERTY REPORT

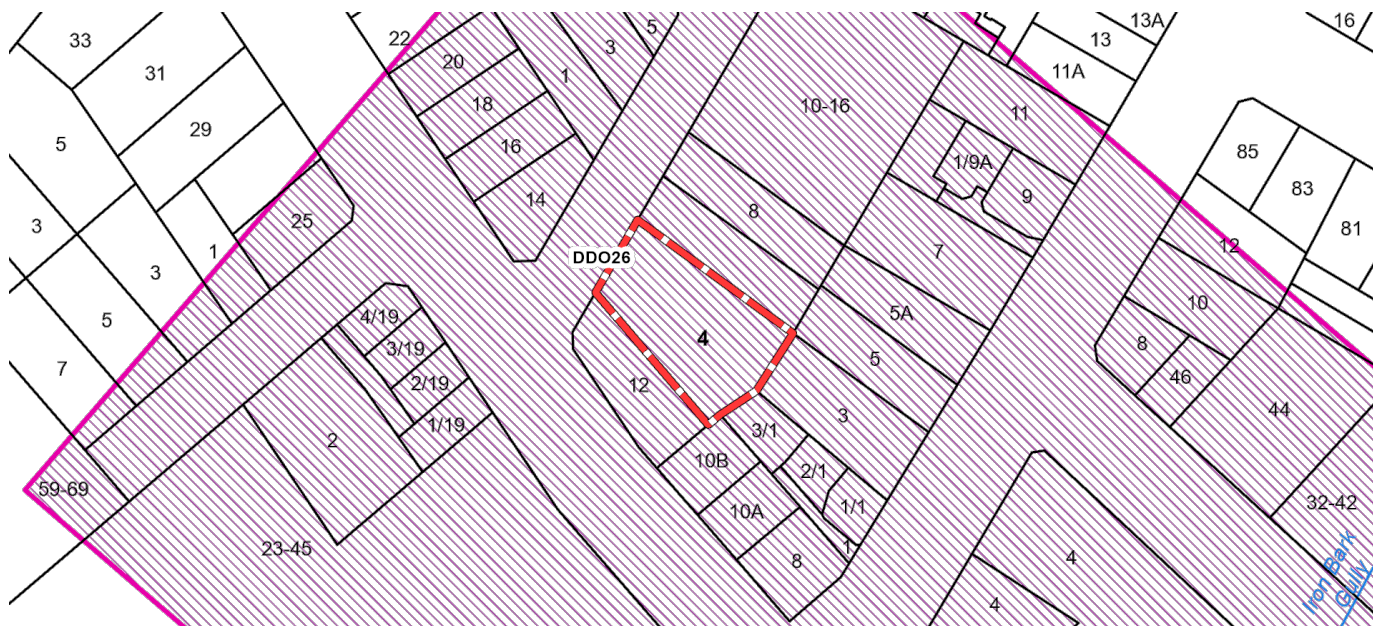


Department
of Transport
and Planning

Planning Overlays

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 26 \(DDO26\)](#)



DDO - Design and Development Overlay **Water course**

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

[SPECIFIC CONTROLS OVERLAY \(SCO\)](#)

[SPECIFIC CONTROLS OVERLAY - PS MAP REF SCO3 SCHEDULE \(SCO3\)](#)



SCO - Specific Controls Overlay **Water course**

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

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Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

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: 4 HOY STREET NORTH BENDIGO 3550

Page 2 of 6

PLANNING PROPERTY REPORT



Department
of Transport
and Planning

Further Planning Information

Planning scheme data last updated on 17 April 2025.

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

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect 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.maps.vic.gov.au/vicplan>

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

PLANNING PROPERTY REPORT



Department
of Transport
and Planning

Designated Bushfire Prone Areas

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

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

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



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

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

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

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

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

Native Vegetation

Native plants that are indigenous to the region 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 Information Management system <https://nvim.delwp.vic.gov.au/> 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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Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

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).

PROPERTY REPORT

From www.land.vic.gov.au at 17 April 2025 02:15 PM

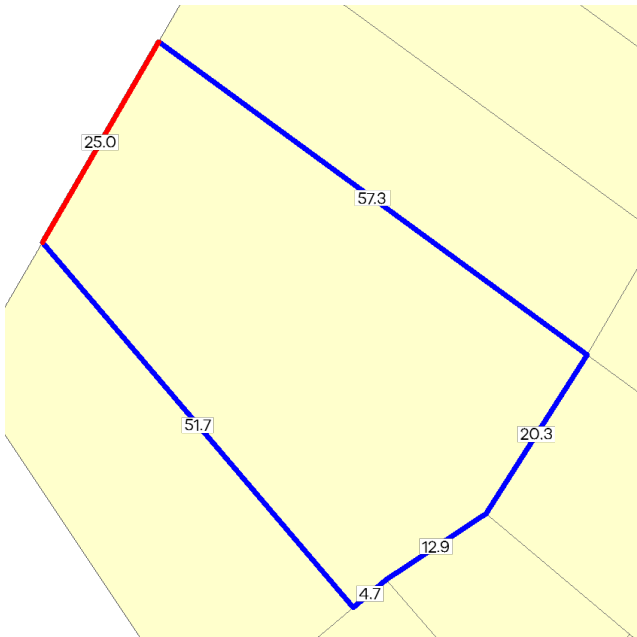
PROPERTY DETAILS

Address: **4 HOY STREET NORTH BENDIGO 3550**
Crown Description: **Allot. 391 Sec. K AT BENDIGO, PARISH OF SANDHURST**
Standard Parcel Identifier (SPI): **391-K\PP3473A**
Local Government Area (Council): **GREATER BENDIGO**
Council Property Number: **173058**
Directory Reference: **Vicroads 607 R2**

www.bendigo.vic.gov.au

SITE DIMENSIONS

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



Area: 1731 sq. m

Perimeter: 172 m

For this property:

— Site boundaries

— Road frontages

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

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

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

UTILITIES

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

STATE ELECTORATES

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

PLANNING INFORMATION

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

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

Planning Property Reports can be found via these two links

Vicplan <https://mapshare.vic.gov.au/vicplan/>

Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

PROPERTY REPORT

Area Map





HISTORIC MINING ACTIVITY

Form No. 692

17 April, 2025

Property Information:

It is advised that:

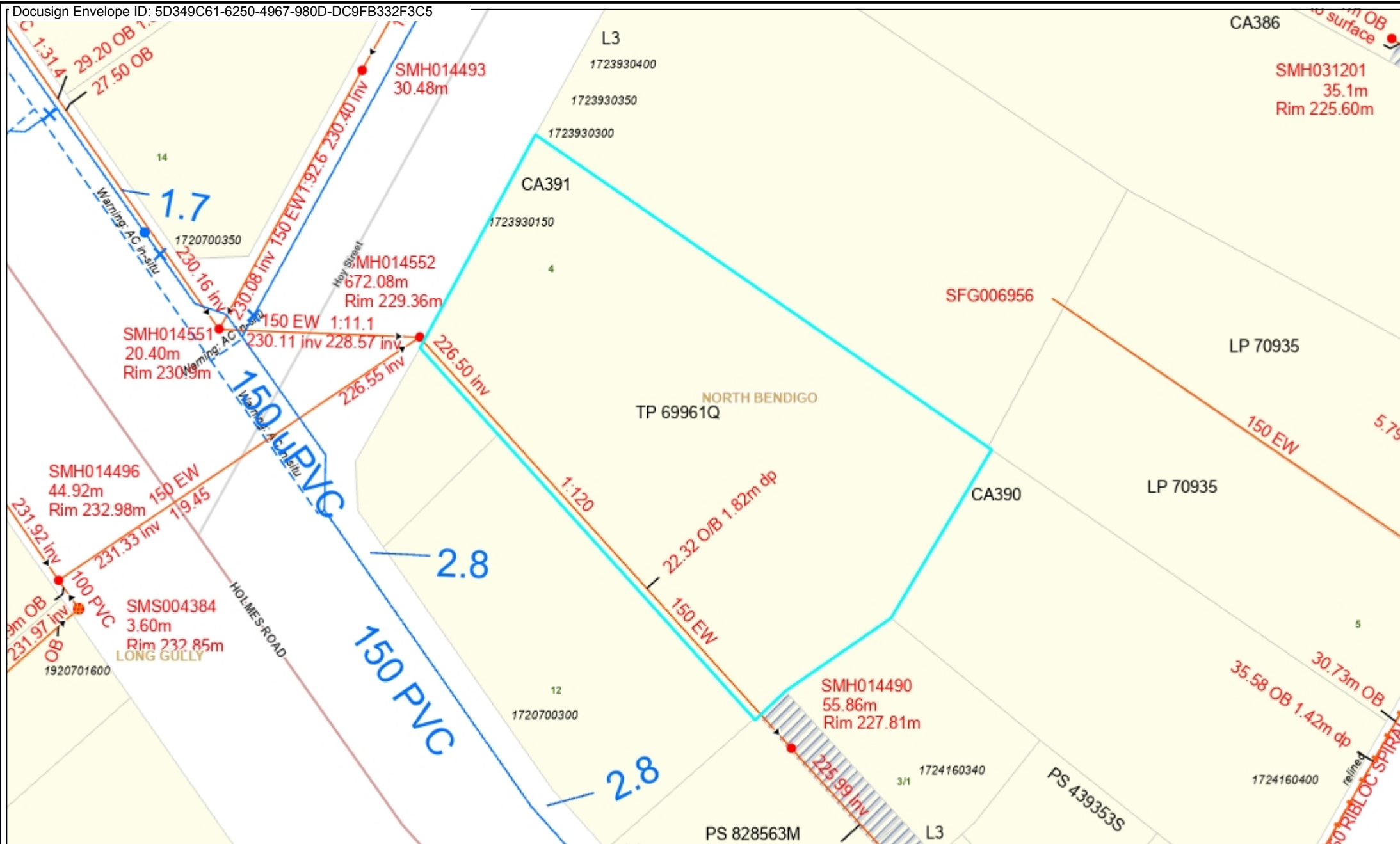
Our records do not indicate the existence of any mining activity on this site, but the site may be over or close to known mining activity. Note that there may be unrecorded mine openings connecting with such activity. (2)

NOTE: Historic Mining activity information is provided from plans and records that may be incomplete and may not be entirely free from errors. It is provided for information only and should not be relied upon as definitive of the status of any area of land. It is provided on the basis that all persons accessing it undertake responsibility for assessing the relevance and accuracy of its content.

The State of Victoria and its officers, agents or employees do not guarantee that the work is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this work.

For queries, contact:

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



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Coliban Region Water Corporation

4 HOY STREET NORTH BENDIGO
3550



Scale: 1: 500 (A4)



Date: 22/04/2025