



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

PROPERTY

11 Curtain Street, Eaglehawk

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

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

VENDOR

[REDACTED]

PROPERTY **11 (Lot 6) Curtain Street, Eaglehawk**

1. FINANCIAL MATTERS

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

- (a) Are contained in the attached certificates.
- (b) Amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge of, are as follows:
 - (i) The purchaser will be liable for municipal, water, sewerage and drainage rates and charges from the date of settlement.
 - (ii) The purchaser may also become liable for State Land Tax depending on the use to which the property is put and other properties owned by the purchaser.

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

Nil.

1.3 Terms Contract

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

Not applicable.

1.4 Sale Subject to Mortgage

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

Nil.

2. INSURANCE

2.1 Damage and Destruction

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

Not applicable.

2.2 **Owner-Builder**

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

Not applicable.

3. **LAND USE**

3.1 **Easements, Covenants or Other Similar Restrictions**

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

- (a) Are as set out in the attached copies of title documents otherwise none known to the vendor.
- (b) Particulars of any existing failure to comply with the terms of that easement, covenant or restriction are as follows:

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

3.2 **Road Access**

There is access to the property by road.

3.3 **Designated Bushfire Prone Area**

The land is in a bushfire prone area under section 192A of the *Building Act 1993*.

3.4 **Planning Scheme**

The required specified information is 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 a provided proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge are as follows:

Nil.

4.2 **Agricultural Chemicals**

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

Nil.

4.3 **Compulsory Acquisition**

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

Nil.

5. BUILDING PERMITS

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

6. OWNERS CORPORATION

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

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (“GAIC”)

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

7.1 Work-in-Kind Agreement

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

7.2 GAIC Recording

The land is not affected by the GAIC.

8. SERVICES

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

- (a) electricity supply
- (b) gas supply
- (c) water supply
- (d) sewerage
- (e) telephone services

9. TITLE

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

10. DISCLOSURE OF ENERGY EFFICIENCY INFORMATION

There is no certificate relating to Energy Efficiency Information applicable.

11. DUE DILIGENCE CHECKLIST

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

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

Date of this Statement:

20 / 1 / 22

Signature of the vendor:


[Redacted signature area]

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

Date of this Acknowledgment:

..... / /

Signature of the purchaser:

.....

DRAFT

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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

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

VOLUME 11632 FOLIO 436

Security no : 124094928089X
Produced 18/01/2022 04:24 PM

LAND DESCRIPTION

Lot 6 on Plan of Subdivision 738502K.
PARENT TITLE Volume 08756 Folio 587
Created by instrument PS738502K 08/02/2016

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

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 PS738502K 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: 11 CURTAIN STREET EAGLEH WICK VIC 3556

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

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AA8348

**Memorandum of common provisions
Restrictive covenants in a transfer
Section 91A Transfer of Land Act 1958**

Privacy Collection Statement

The information in this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

Lodged by:

Name: BECK LEGAL, Solicitors
Phone: 03 5445 3333
Address: 177 View Street
Bendigo VIC 3550
Reference: DBO:381049-9
Customer Code: 16984L

This memorandum contains provisions which are intended for inclusion in transfers of land under the Transfer of Land Act 1958 to be subsequently lodged for registration.

Operative words including words to bind the burdened land and words of annexation must not be included.

Provisions to apply to the transfer:

Burdened land: The lot or lots hereby transferred.
The land being transferred

Benefited land: The Land comprised in the Plan except the lot or lots hereby transferred..
The benefited land does not include the land being transferred.
Set out the specific folios, range of folios or some or all the lots in the registered plan(s) or plan(s) to be lodged for registration that take the benefit of the covenants.

Covenants: Definitions (if any):

1. DEFINITIONS

- 1.1. A reference to **Land** in this MCP means any land described in a certificate of title upon which this MCP is registered as an encumbrance.
- 1.2. A reference to **Lot** in this MCP means a lot on the Plan.
- 1.3. A reference to **Plan** in this MCP means the plan of subdivision PS738502K which the Land forms part of at the time that this MCP is registered on title to the Land.
- 1.4. A reference to **Transferee** in this MCP means all registered proprietors of the Land subsequent to the Transferor.

35392012A

V3

1. The provisions are to be numbered consecutively from number 1.
2. Further pages may be added but each page should be consecutively numbered.
3. To be used for the inclusion of provisions in instruments and plans.

91ATLA

Page 1 of 2

THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: see www.delwp.vic.gov.au/property>Contact us

AA8348

Memorandum of common provisions
Section 91A Transfer of Land Act 1958

- 1.5. A reference to **Transferor** in this MCP means Jeanette Nancy Span of 3 Curtain Street, Eaglehawk VIC 3556.

2. INTRODUCTION

- 2.1. This MCP has been prepared by or on behalf of the Transferor in order to regulate the use, siting, form and design of residential development at Curtain Street, Eaglehawk, so as to create a high level of amenity for owners and residents of allotments within the Plan.
- 2.2. The provisions of this MCP are incorporated into the restrictions on any certificate of title expressed to be subject to the terms of this MCP.
- 2.3. This MCP is retained by the Registrar of Titles pursuant to section 91A of the Transfer of Land Act 1958.

3. RESTRICTIVE COVENANTS

- 3.1. The transferee shall not, without the prior written consent of the transferor:
- 3.1.1 build, construct or erect or cause to be built, constructed or erected or allow to remain on the Burdened Land:
- 3.1.1.1 a dwelling on Lot 2 other than a single storey dwelling house with the usual outbuildings in connection with such a dwelling;
- 3.1.1.2 a dwelling on Lot 3 other than a single storey dwelling house with the usual outbuildings in connection with such dwelling;
- 3.1.1.3 a dwelling in the style of a unit on Lots 2, 4, 5 and 6;
- 3.1.2 further subdivide the Land hereby transferred except for Lot 3 on the Plan.

Expiry:

Not applicable.

91ATLA


Page 2 of 2

V3

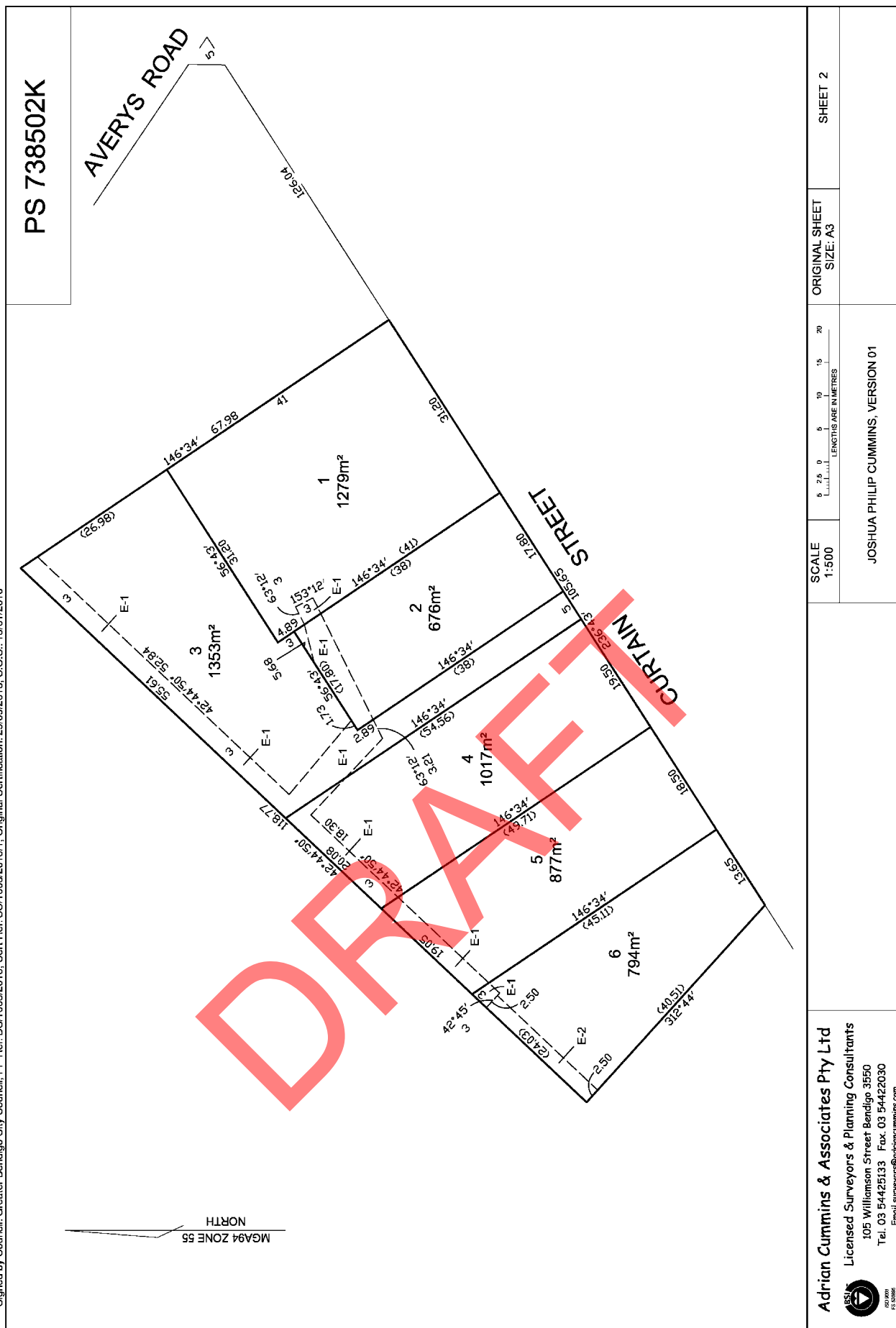
THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: see www.delwp.vic.gov.au/property>Contact us

Signed by Council: Greater Bendigo City Council, PP Ref: DS/1003/2013, Cert Ref: SC/1003/2013/1, Original Certification: 29/09/2015, S.O.C.: 13/01/2016

PLAN OF SUBDIVISION		EDITION 1	PS 738502K	
LOCATION OF LAND PARISH: SANDHURST AT EAGLEHAWK TOWNSHIP: - SECTION: N CROWN ALLOTMENT: 244A (PART) CROWN PORTION: - TITLE REFERENCE: VOL 8756 FOL 587 LAST PLAN REFERENCE: LOT 2 LP 80227 POSTAL ADDRESS: 11-19 CURTAIN STREET (at time of subdivision) EAGLEHAWK, 3556 MGA CO-ORDINATES: E: 256 050 ZONE: 55 (of approx centre of land N: 5 933 090 GDA 94 in plan)		COUNCIL NAME: CITY OF GREATER BENDIGO		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON			
NIL	NIL			
NOTATIONS				
DEPTH LIMITATION: 15.24 metres.				
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. DS/1003/2013 This survey has been connected to permanent marks No(s) 732, 1659, XSA 1659/5 & 2171 In Proclaimed Survey Area No. 34				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Drainage	See Plan	This Plan	Land in This Plan & City of Greater Bendigo
E-1 & E-2	Pipelines or Ancillary Purposes	See Plan	This Plan Section 136 of the Water Act 1989	Coliban Region Water Corporation
Adrian Cummins & Associates Pty Ltd  Licensed Surveyors & Planning Consultants 105 Williamson Street Bendigo 3550 Tel. 03 54425133 Fax. 03 54422030 Email surveyors@adriancummins.com		SURVEYORS FILE REF: AB3693-15-01 JOSHUA PHILIP CUMMINS, VERSION 01		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 2 PLAN REGISTERED TIME: 12:05 pm DATE: 08/02/2016 Grant Redman Assistant Registrar of Titles

Signed by Council: Greater Bendigo City Council, PP Ref: DS/1003/2013, Cert Ref: SC/1003/2013/1, Original Certification: 29/09/2015, S.O.C.: 13/01/2016



Adrian Cummins & Associates Pty Ltd Licensed Surveyors & Planning Consultants 105 Williamson Street Bendigo 3550 Tel. 03 54425133 Fax 03 54422030 Email surveyors@adriancummins.com	SCALE 1:500	ORIGINAL SHEET SIZE: A3	SHEET 2
Signed by: Joshua Philip Cummins (Adrian Cummins & Associates Pty Ltd) Surveyor's Plan Version (1) SPEAR Ref: S067288C 24/08/2015	JOSHUA PHILIP CUMMINS, VERSION 01	JOSHUA PHILIP CUMMINS, VERSION 01	JOSHUA PHILIP CUMMINS, VERSION 01



Plan of Subdivision PS738502K
Certification of plan by Council (Form 2)

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S067288C
Plan Number: PS738502K
Responsible Authority Name: Greater Bendigo City Council
Responsible Authority Permit Ref. No.: DS/1003/2013
Responsible Authority Certification Ref. No.: SC/1003/2013/1
Surveyor's Plan Version: 1

Certification

☒ This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

☐ Has not been made at Certification

Digitally signed by Council Delegate: Liz Commadeur
Organisation: Greater Bendigo City Council
Date: 29/09/2015

DRAFT

Signed by: Liz Commadeur (Greater Bendigo City Council) 29/09/2015

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

809988

APPLICANT'S NAME & ADDRESS

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

VENDOR

[REDACTED]

PURCHASER

N/A, N/A

REFERENCE

355372

This certificate is issued for:

LOT 6 PLAN PS738502 ALSO KNOWN AS 11 CURTAIN STREET EAGLEHAWK
GREATER BENDIGO CITY

The land is covered by the:

GREATER BENDIGO PLANNING SCHEME

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

The land:

- is included in a GENERAL RESIDENTIAL ZONE

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

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian
Heritage Register at:

<http://vhd.heritage.vic.gov.au/>

Additional site-specific controls may apply.
The Planning Scheme Ordinance should be
checked carefully.

The above information includes all
amendments to planning scheme maps
placed on public exhibition up to the date
of issue of this certificate and which are
still the subject of active consideration

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

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

18 January 2022

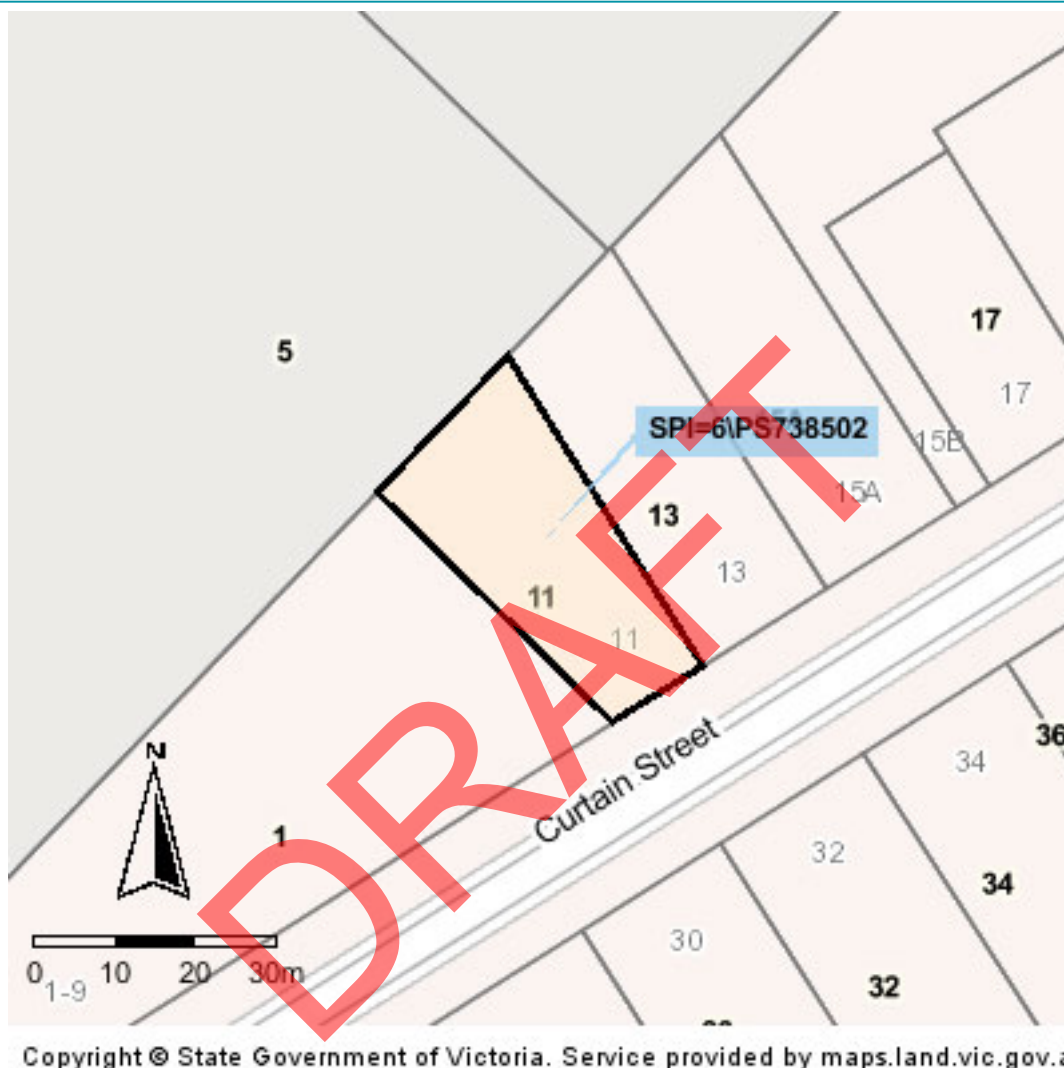
Hon. Richard Wynne MP
Minister for Planning

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

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

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

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



Choose the authoritative Planning Certificate

Why rely on anything less?

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

Privacy Statement

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

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 18 January 2022 04:18 PM

PROPERTY DETAILS

Address: **11 CURTAIN STREET EAGLEHAWK 3556**
Lot and P an Number: **Lot 6 PS738502**
Standard Parce identifier (SP): **6\PS738502**
Local Government Area (Council): **GREATER BENDIGO**
Council Property Number: **242279**
Planning Scheme: **Greater Bendigo**
Directory Reference: **Vicroads 603 Q8**

www.bendigo.vic.gov.au

[Planning Scheme Greater Bendigo](#)

UTILITIES

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

STATE ELECTORATES

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

OTHER

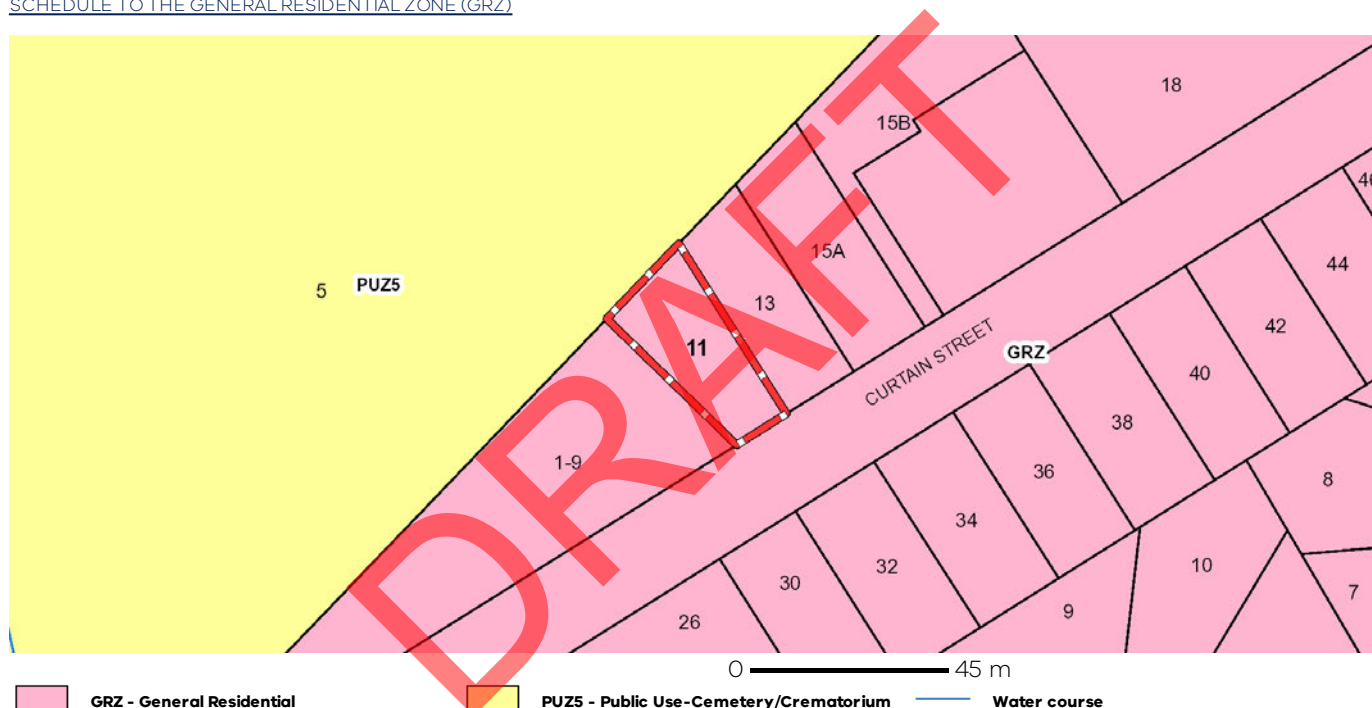
Registered Aboriginal Party: **Dja Dja Wurrung Clans Aboriginal Corporation**

[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.

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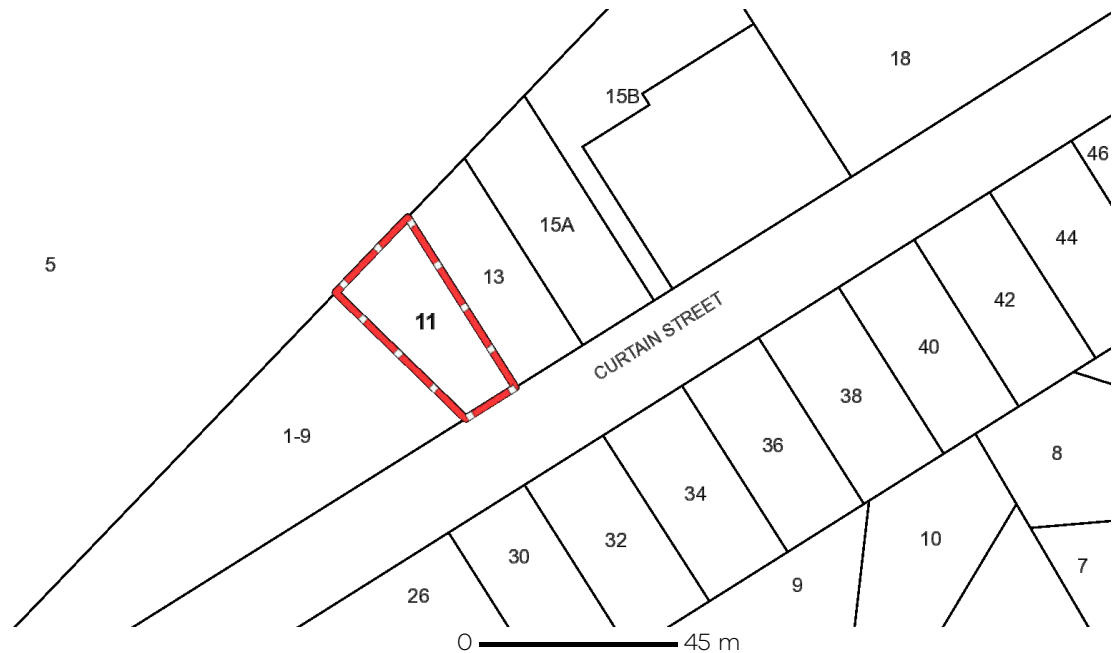
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Read the full disclaimer at <https://www2.delwp.vic.gov.au/disclaimer>

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 Overlays

No planning overlay found



Further Planning Information

Planning scheme data last updated on 23 December 2021.

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 Certificate and data - <https://www.andata.vic.gov.au>

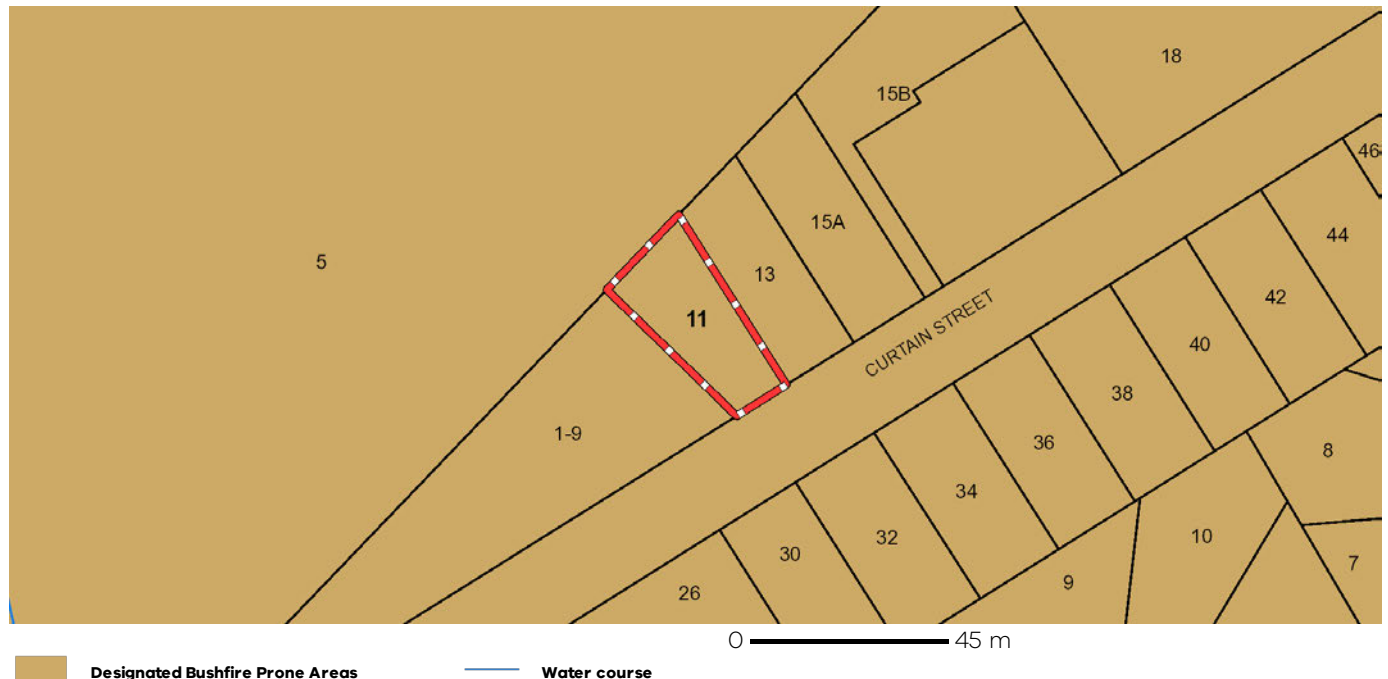
For details of surrounding properties, use this service to get the reports for properties of interest.

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>

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <https://maps.re.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

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 his 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 \(environment.vic.gov.au\)](https://www.environment.vic.gov.au/) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](https://www.environment.vic.gov.au/naturekit)

REQUEST FOR PROPERTY INFORMATION

Pursuant to the Building Regulations 2018 Regulation 51(2)

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Property No. 242279

Applicant Reference: 60485696-013-8:59997

Property Details: **11 Curtain Street, EAGLEHAWK 3556**
Lot 6 PS 738502K

In accordance with Regulation 51(2) of the Building Regulations 2018, is the property in an area which is:

- | | |
|--|-----|
| (a) Liable to flooding within the meaning of Regulation 51(2) | No |
| (b) Designated under regulation 150 as an area in which buildings are likely to be subject to attack by termites | Yes |
| (c) In an area for which a bushfire attack level has been specified in a planning scheme | No |
| (d) An area determined under Regulation 152 to be likely to be subject to significant snowfalls | No |
| (e) Designated land or works | No |



Hans Tracksdorf
Municipal Building Surveyor

Date of issue: 19 January 2022

Fee \$47.90

NOTE: This information is provided by Council in a bona fide attempt to meet the request but Council will accept no liability for error or omission in the statement.

11 CURTAIN STREET EAGLEH/ X

Show search results for 11 CURTAIN ...



Legend	
Sewer Inspection Shaft	
Sewer Maintenance Hole	
Sewer Maintenance Shaft	
Combined Private Sewer Drain	
Sewer Pipe	
Gravity Main	
Rising Main	
Reused sewerage	
Protective Sleeve	
Water Control Valve	
Water System Valve	
Water Fireplug	



HISTORIC MINING ACTIVITY

Form No. 692

18 January, 2022

Property Information:

Address: 11 CURTAIN STREET EAGLEHAWK 3556

It is advised that:

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

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

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

For queries, contact:

Department of Jobs, Precincts and Regions
E-mail: gsv_info@ecodev.vic.gov.au

DRAFT

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 2022 became payable on 1 July 2021. Overdue rates attract interest at the rate of 10.0% per annum.

PROPERTY ADDRESS: 11 Curtain Street, EAGLEHAWK 3556
PARCEL DETAILS: Lot 6 PS 738502K

ASSESSMENT 201256 5

NUMBER

Site Value	\$159,000	Level of Valuation	01-Jan-2021
Capital Improved Value	\$159,000	Valuation Operative	01-Jul-2021
Net Annual Value	\$7,950	Basis of Rate	C.I.V.

RATES & CHARGES	CURRENT AMOUNT LEVIED
General Rates	\$750.25
Fire Services Property Levy	\$123.35
	\$
TOTAL LEVIED	\$873.60
Arrears Outstanding	\$0.00
Current Legal Costs Outstanding	0.00
Arrears Legal Costs Outstanding	0.00
Interest to Date	\$0.00
TOTAL OUTSTANDING	\$437.60

Other Property Debt -	\$0.00
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Total Outstanding for Property \$437.60

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.



LEESA MEIN
SENIOR COORDINATOR RATES & VALUATIONS



Biller Code: 268813
Ref: 2012565

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 03 5434 6000

Greater Bendigo City Council
Address: 15 Hopetoun Street, Bendigo
Postal Address: PO Box 733, Bendigo VIC 3552
T: 03 5434 6000
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 03 54346000.

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 2022. All Rates and Charges due in full 15 February 2022 or by four (4) instalments due 30 September 2021, 30 November 2021, 28 February 2022 and 31 May 2022.

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.



VENDOR'S STATEMENT

Property
Lot 6 Curtain Street, Eaglehawk

DRAFT

BECK LEGAL
Solicitors
177 View Street
BENDIGO VIC 3550
DX 55011 BENDIGO
Tel: 03 5445 3333
Fax: 03 5445 3355
Ref: DBO:381049-9