


# 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.

<b>Land</b>	Lot 1, 19 Grant Street, Long Gully VIC 3550
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<b>Vendor's name</b>	Aydin Yaman	<b>Date</b> / /
<b>Vendor's signature</b>	 26-06-2025	

<b>Purchaser's name</b>		<b>Date</b> / /
<b>Purchaser's signature</b>		

<b>Purchaser's name</b>		<b>Date</b> / /
<b>Purchaser's signature</b>		

## 1. FINANCIAL MATTERS

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

(a) Their total does not exceed:

\$5,000.00

### 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:

- Unless contained in the attached certificate or statement, none to the Vendor's knowledge. The Vendor has no means of knowing all decisions of the Government and other Authorities unless such decisions have been communicated to the Vendor.

### 1.3 Terms Contract

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

- Not Applicable.

### 1.4 Sale Subject to Mortgage

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

- Not Applicable.

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

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPC No. . Please refer to the Property Clearance Certificate attached.
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR <input checked="" type="checkbox"/> Not applicable

## 2. INSURANCE

### 2.1 Damage and Destruction

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

- Not Applicable

### 2.2 Owner Builder

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

- Not Applicable

### 3. LAND USE

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

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

- 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 within the meaning of regulations made under 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:

- Planning Permit: DS/629/2024

### 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

6.1 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:

Electricity supply <input checked="" type="checkbox"/>	Gas supply <input checked="" type="checkbox"/>	Water supply <input checked="" type="checkbox"/>	Sewerage <input checked="" type="checkbox"/>	Telephone services <input checked="" type="checkbox"/>
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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 their account with the service provider prior to settlement and the Purchaser will have to have the services reconnected. It is the Purchaser's responsibility to check with the appropriate authorities as to the availability of and the costs of connecting or reconnecting to the property any of the services required. Unless the Purchaser contacts the supplier authority and takes over the existing service, final reading will be obtained and all services will be disconnected at settlement. It will be the Purchaser's responsibility to pay all costs of and incidental to connections or reconnections of the services required.

## 9. TITLE

Attached are copies of the following documents:

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

## 10. SUBDIVISION

### 10.1 Unregistered Subdivision

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

- Not Applicable.

### 10.2 Staged Subdivision

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

- Not Applicable.

### 10.3 Further Plan of Subdivision

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

- Not Applicable.

## 11. DISCLOSURE OF ENERGY INFORMATION

*(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)*

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
  - (b) which has a net lettable area of at least 2000m<sup>2</sup>; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):
- Not Applicable.

## 12. DUE DILIGENCE CHECKLIST

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

- See attached.

## 13. ATTACHMENTS

*(Any certificates, documents and other attachments may be annexed to this section 13)*

*(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)*

*(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)*

Planning Permit: DS/629/2024
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## REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 08973 FOLIO 060

Security no : 124125427007A  
Produced 18/06/2025 11:16 AM

### LAND DESCRIPTION

Lot 1 on Plan of Subdivision 098057.  
PARENT TITLE Volume 08821 Folio 191  
Created by instrument LP098057 17/05/1973

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
AYDIN YAMAN of 13 VILLAWOOD AVENUE ROXBURGH PARK VIC 3064  
AY120880Q 20/06/2024

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY120881N 20/06/2024  
COMMONWEALTH BANK OF AUSTRALIA

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

### DIAGRAM LOCATION

SEE LP098057 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: 19 GRANT STREET LONG GULLY VIC 3550

### ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA  
Effective from 20/06/2024

DOCUMENT END

# Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	<b>Plan</b>
Document Identification	<b>LP098057</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>18/06/2025 11:16</b>

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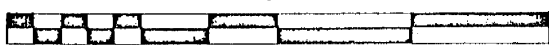
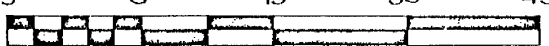
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LP98057

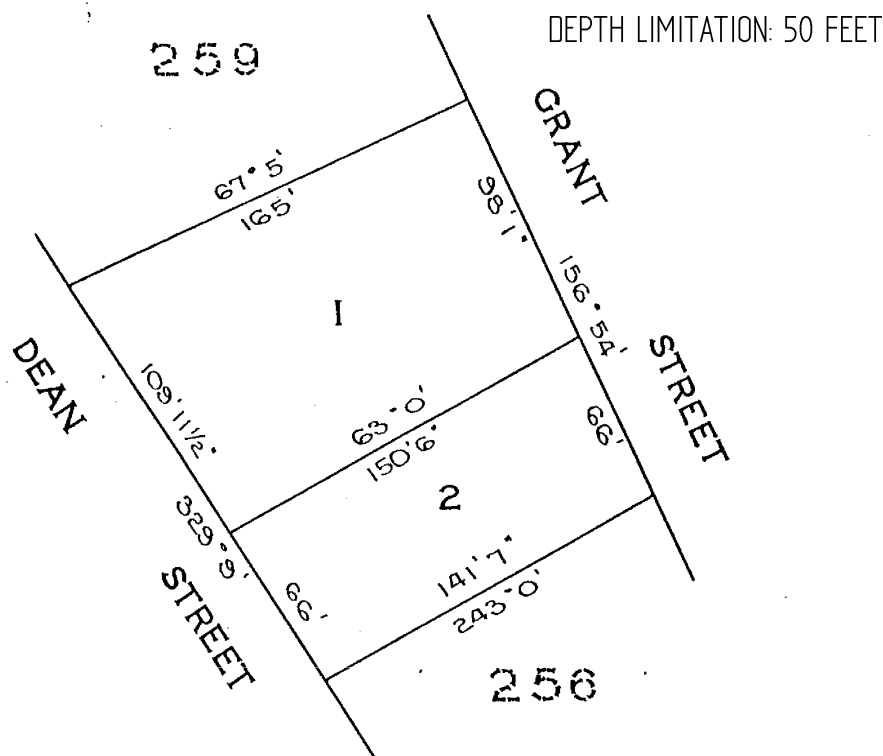
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APPROVED 15/3/73.

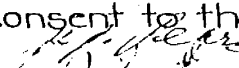
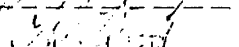
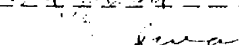
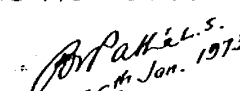
J

<p>PLAN OF SUBDIVISION OF CROWN ALLOTMENT 257 SECTION A AT BENDIGO PARISH OF SANDHURST COUNTY OF BENDIGO</p> <p>50 0 25 50 100 150 Scale  Feet</p> <p>15 0 15 30 45 Scale  Metres</p>	<p>APPROPRIATIONS</p>
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V. 8821 F. 191



Note: This plan is not based on survey.

CONSENT OF COUNCIL	SURVEYOR'S CERTIFICATION
<p>The Mayor, Councillors + Citizens of the City of Bendigo hereby consent to the above subdivision.</p> <p> MAYOR</p> <p> COUNCILLOR</p> <p> TOWN CLERK</p> <p>Dated this <u>5<sup>th</sup></u> day of <u>January</u>, 1973.</p>	<p>I certify that this plan which has been made by me accords with title is mathematically correct, and is not based on survey.</p> <p> 26<sup>th</sup> Jan. 1973</p> <p>B1887</p>

# PROPERTY REPORT

From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 25 June 2025 11:56 PM

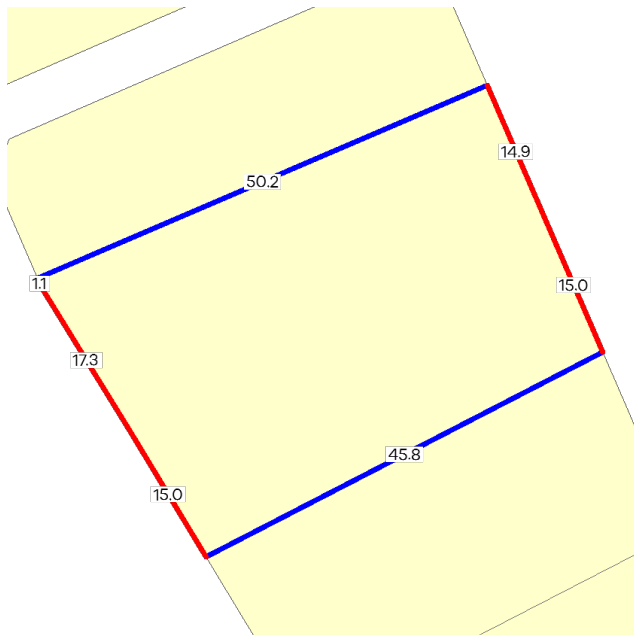
## PROPERTY DETAILS

Address: **19 GRANT STREET LONG GULLY 3550**  
Lot and Plan Number: **Lot 1 LP98057**  
Standard Parcel Identifier (SPI): **1\LP98057**  
Local Government Area (Council): **GREATER BENDIGO**  
Council Property Number: **180321**  
Directory Reference: **Vicroads 607 N2**

[www.bendigo.vic.gov.au](http://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:** 1516 sq. m

**Perimeter:** 159 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>

## Area Map




Details


**LOT/PLAN NUMBER OR CROWN DESCRIPTION**  
Lot. 1 LP98057


**LOCAL GOVERNMENT (COUNCIL)**  
Greater Bendigo

**LEGAL DESCRIPTION**  
1\LP98057

**COUNCIL PROPERTY NUMBER**  
180321

**LAND SIZE**  
 Premium report only

**ORIENTATION**  
 Premium report only

**FRONTAGE**  
 Premium report only

**ZONES**  
GRZ - General Residential Zone

**OVERLAYS**  
BMO - Bushfire Management Overlay - Schedule 1

State Electorates

**LEGISLATIVE COUNCIL**  
Northern Victoria Region

**LEGISLATIVE ASSEMBLY**  
Bendigo West District

Burglary Statistics

**POSTCODE AVERAGE**  
1 in 99 Homes

**STATE AVERAGE**  
1 in 76 Homes

**COUNCIL AVERAGE**  
1 in 102 Homes

Council Information - Greater Bendigo


**PHONE**  
03 5434 6355 (Greater Bendigo)


**EMAIL**  
planningenquiries@bendigo.vic.gov.au


**WEBSITE**  
<https://www.bendigo.vic.gov.au/>

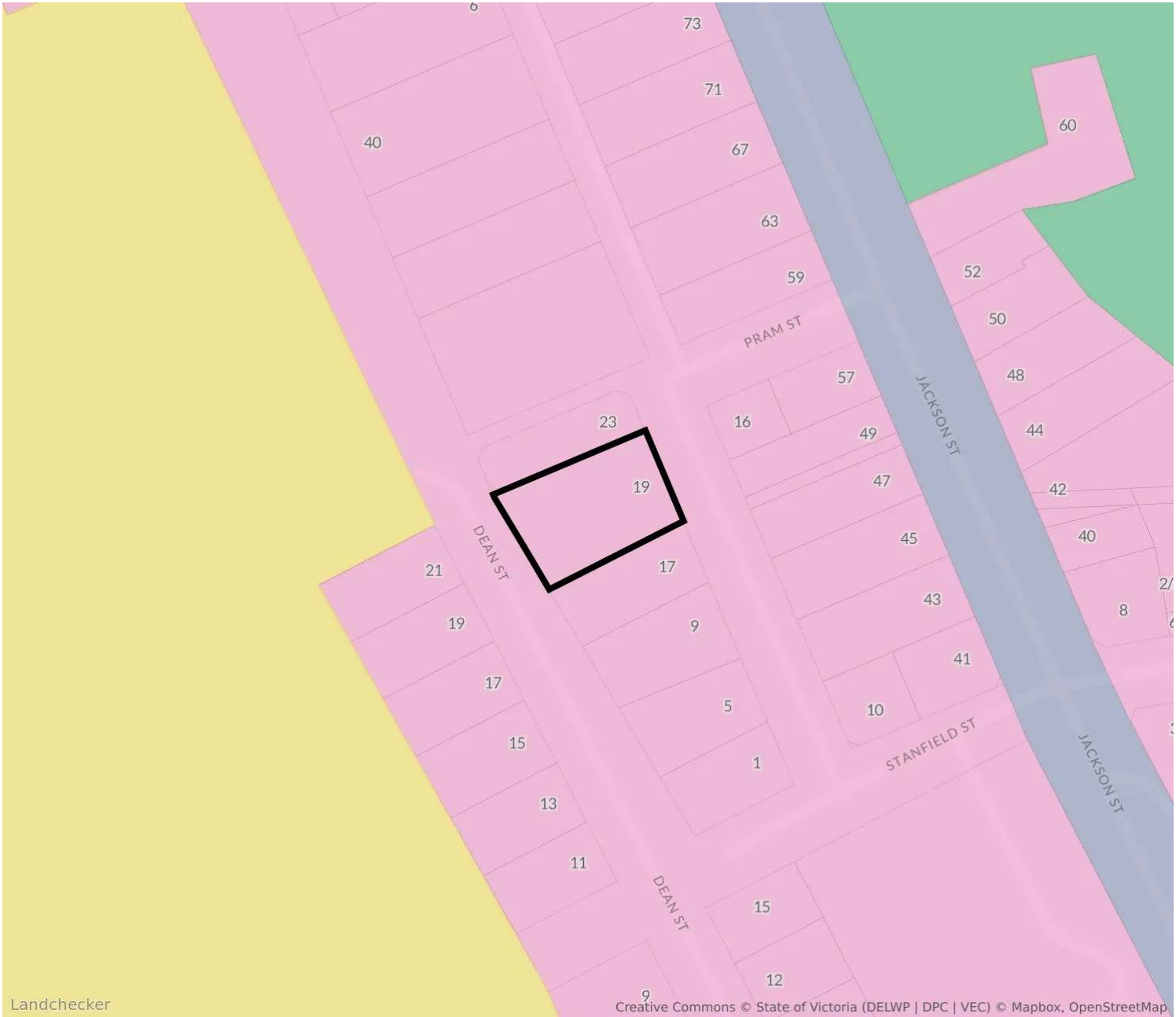
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 Planning Permits  
Approved and Pending

 Planning Scheme Amendments  
90 days Proposed and Approved

 Site Dimensions  
Approximate Site Dimensions



**GRZ - General Residential Zone**

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To encourage development that is responsive to the neighbourhood character of the area.

To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

VPP 32.08 General Residential Zone

None specified.


LPP 32.08 Schedule To Clause 32.08 General Residential Zone

For confirmation and detailed advice about this planning zone, please contact GREATER BENDIGO council on 03 5434 6355.


**Other nearby planning zones**

- GRZ - General Residential Zone
- IN3Z - Industrial 3 Zone
- PPRZ - Public Park And Recreation Zone
- PUZ - Public Use Zone
- TRZ2 - Transport Zone


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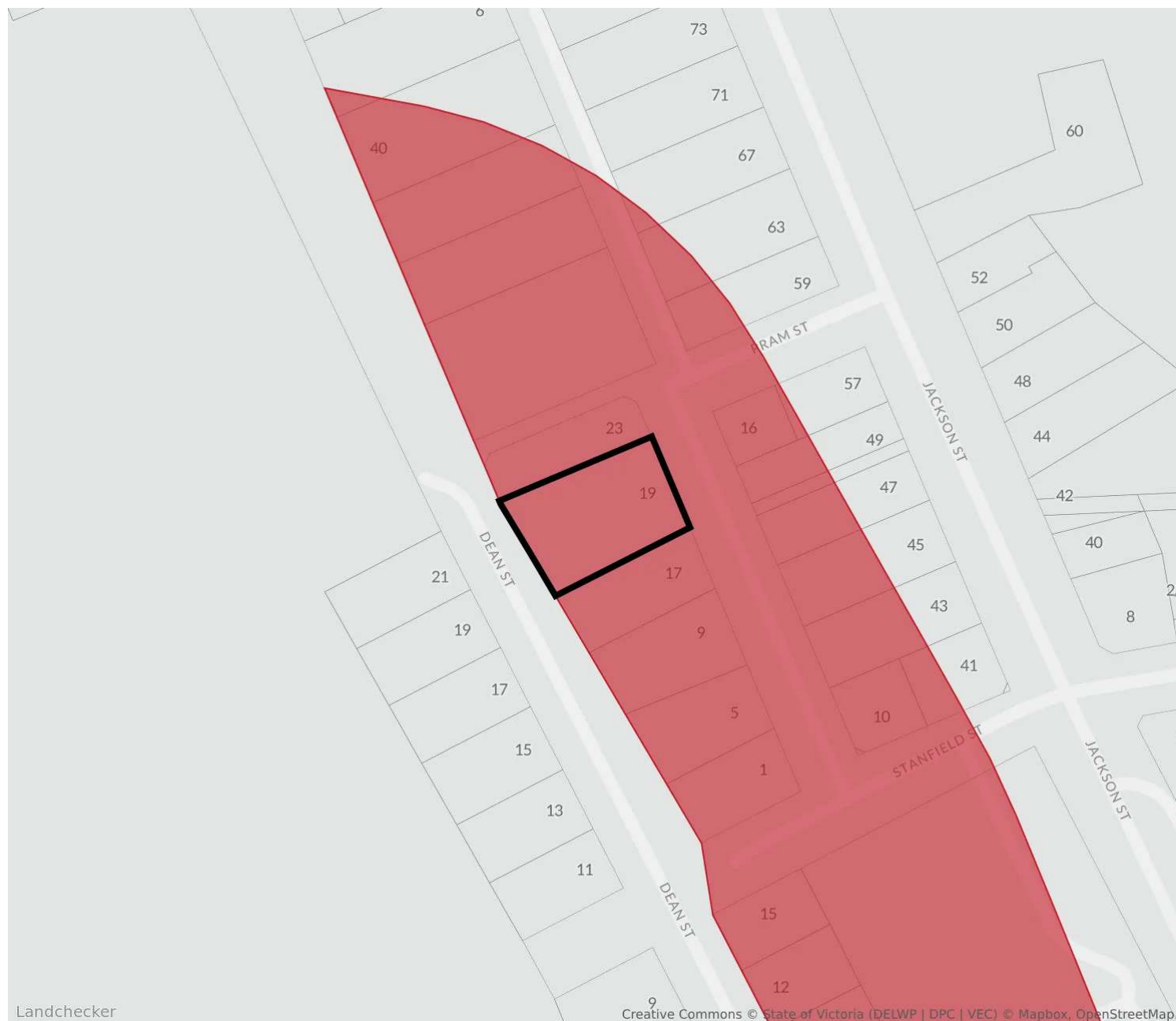


Planning Scheme Amendments  
90 days Proposed and Approved



Site Dimensions  
Approximate Site Dimensions





## ■ BMO1 - Bushfire Management Overlay - Schedule 1

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.

To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.

To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

### VPP 44.06 Bushfire Management Overlay

To specify bushfire protection measures to construct or extend one dwelling on a lot. To specify referral requirements for applications to construct or extend one dwelling on a lot.

### LPP 44.06 Schedule 1 To Clause 44.06 Bushfire Management Overlay

For confirmation and detailed advice about this planning overlay, please contact GREATER BENDIGO council on 03 5434 6355.

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Site Dimensions  
Approximate Site Dimensions

## NEARBY OVERLAYS

19 Grant Street, Long Gully Vic 3550



- BMO - Bushfire Management Overlay
- HO - Heritage Overlay
- NCO - Neighbourhood Character Overlay

For confirmation and detailed advice about this planning overlay, please contact GREATER BENDIGO council on 03 5434 6355.

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Site Dimensions  
Approximate Site Dimensions



Landchecker

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## Aboriginal Cultural Heritage Sensitivity

This property is not within, or in the vicinity of, one or more areas of cultural heritage sensitivity.

For confirmation and detailed advice about the cultural sensitivity of this property, please contact GREATER BENDIGO council on 03 5434 6355.

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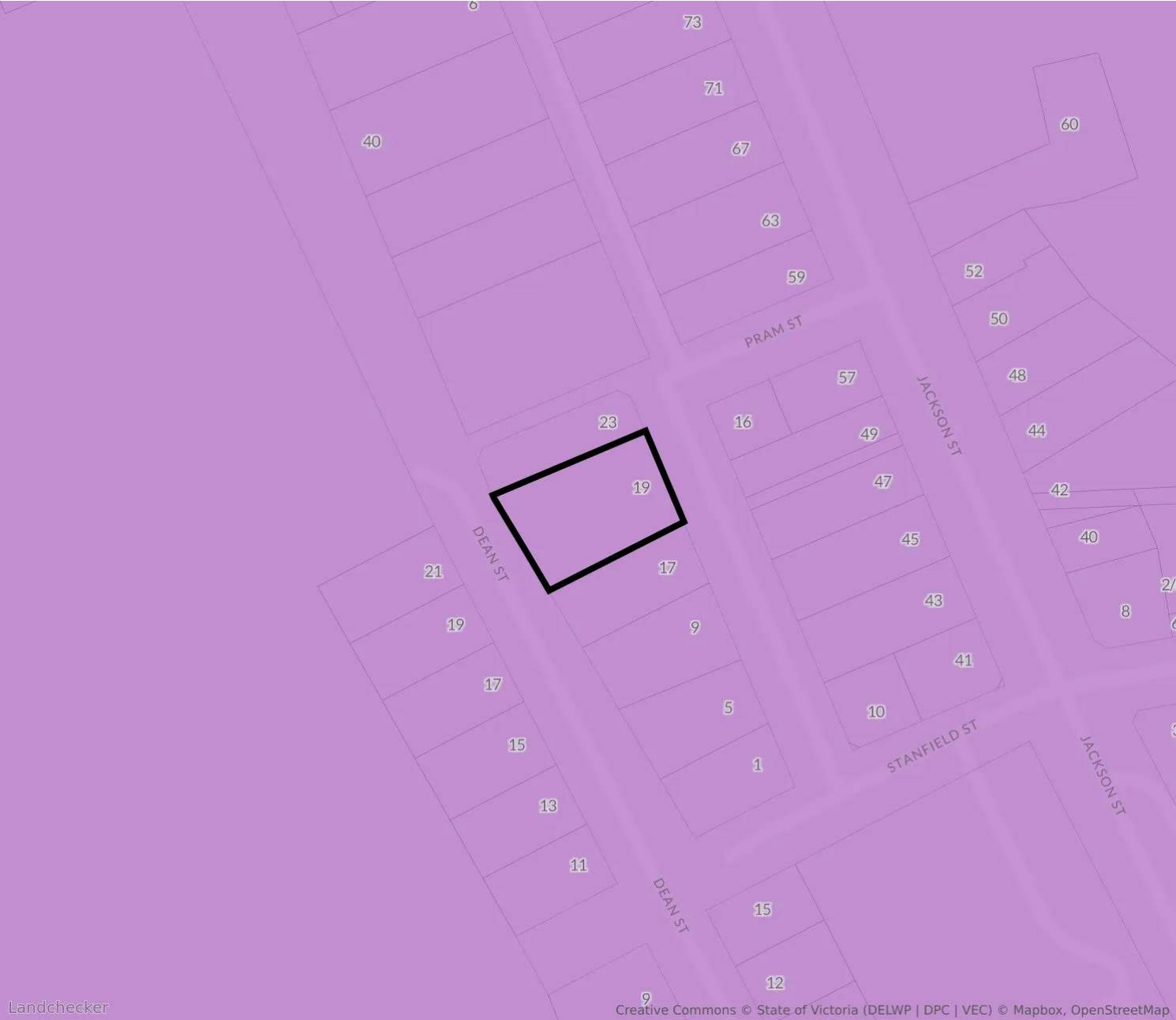
Planning Permits  
Approved and Pending



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90 days Proposed and Approved



Site Dimensions  
Approximate Site Dimensions




**Bushfire Prone Area**


This property is within a zone classified as a bushfire prone area.  
For confirmation and detailed advice about the bushfire prone area of this property, please contact GREATER BENDIGO council on 03 5434 6355.

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Site Dimensions  
Approximate Site Dimensions

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Site Dimensions  
Approximate Site Dimensions

# NOT RATED INFORMATION STATEMENT

Issued Pursuant to Section 158 of the Water Act (1989) showing Orders, Rates and Charges  
due to be paid to the authority with respect to the land hereunder

**Applicant:**

Perfect Choice Conveyancing  
C/- Landata  
GPO Box 527  
MELBOURNE VIC 3001

**Applicant Reference:** 77130915-027-6

**Date of Issue:** 18 June 2025

**Ratepayer:** AYDIN YAMAN

**Not Rated Land Description**

							Rated Matched to Parent Property Using Parent Title
Vol:	Folio:	Lot:	Plan:	Crown Allotment/ Crown Portion:	Section/ Block	Parish	
8973	060	1	LP98057				

Using the information provided within your application. GMW could find no match to any property that is serviced by this corporation. GMW services irrigation properties only and supplies water which is not fit for human consumption, should the property be located within a township you may need to contract an urban water authority.

Please note: Because the property is not rated by this water corporation, no further information is required to be sent through to GMW at time of property settlement this includes notice of acquisition/disposition.





A Yaman  
13 Villawood Avenue  
ROXBURGH PARK VIC 3064

**Service Address:** 19 Grant Street Long Gully VIC 3550

**Classification:** Household

<b>Opening Balance</b>	<b>\$262.34</b>
Total Payment Received up to 27 April 2025	CR \$262.34
<b>Balance</b>	<b>\$0.00</b>

**Current Charges**

Water Service Fee	\$66.95
Water Consumption	\$0.00
Sewerage Service Fee	\$201.22
<b>Total (Excl GST)</b>	<b>\$268.17</b>
<b>GST</b>	<b>\$0.00</b>
<b>Total (Incl GST)</b>	<b>\$268.17</b>

<b>Total Amount Due</b>	<b>\$268.17</b>
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1300 363 200

www.coliban.com.au

Date of Issue: 28 April 2025

Next Scheduled Reading: 22 July 2025

Customer Number

**C-00141350**

Invoice Number

**INV-0002753367**

Amount Due

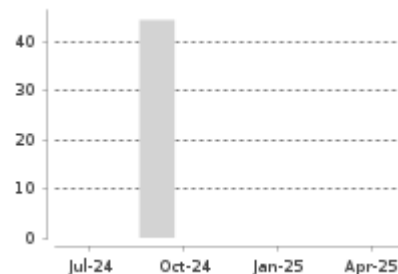
**\$268.17**

Pay By

**19 May 2025**

See over the page for payment options  
*Concession has not been applied  
(refer over for eligibility).*

**Average daily usage in litres**



**Av. Daily Use: 0 L/day**

**Av. Daily Cost: \$2.91**

For information on the Victorian Government's *Target Your Water Use* program visit  
[www.targetyourwateruse.vic.gov.au](http://www.targetyourwateruse.vic.gov.au)

## We've updated our Customer Charter

It sets out what we do to make your experience as a customer a good one.

Take a look today.

[coliban.com.au](http://coliban.com.au) | [coliban@coliban.com.au](mailto:coliban@coliban.com.au) | 1300 363 200



## Coliban Water Invoice Details

### WATER CONSUMPTION FEE

Service	Meter	Previous	Previous	Current	Current
Number	Number	Date	Reading	Date	Reading
SP-000008087	0879852	21-01-2025	1577	22-04-2025	1577
	From Date	To Date	Consumption (Kilolitres)	Rate per kL	Amount
	21-01-2025	22-04-2025	0.00	\$ 2.6220	\$0.00

### WATER SERVICE FEE

Service		Date From	Date To	Days	Rate per day	Amount
Number	Size					
SP-000008087	20mm	21-01-2025	22-04-2025	92	\$ 0.7277	\$66.95

### SEWERAGE SERVICE FEE

Service	Date From	Date To	Days	Rate per day	Amount
Number					
SP-000008087	21-01-2025	22-04-2025	92	\$ 2.1872	\$201.22





**Receive your bill electronically:** You can now receive your bill electronically using BPAY View. For more information on how to pay using BPAY View or BPOINT, visit our website.



**Change of Address:** If your postal address has changed, please contact us within 14 days.



**Concessions:** If you think you may be eligible for a concession please contact us: Centrelink Pension, Healthcare Card and Department of Veteran Affairs Gold Cards may be eligible. In contacting us, you can authorise us to confirm your eligibility with Centrelink or DVA. If you consent, this consent is ongoing until you contact us to revoke it.



**Payment Difficulties:** Please contact us about a payment arrangement or to discuss rebates and concessions.



**Interpreter Service:** If you are hearing or speech impaired or need an interpreter call Telephone Interpreter Service (TIS) on 13 14 50.

**E =  
Estimated  
Reading**

**Estimated Reading:** If you see an E beside your consumption fee, it means we've used an *estimated reading* to calculate the amount due. An *estimated reading* is used when we've been unable to access your meter. This may result in unbilled charges that we may recoup at a future date when an *actual reading* is obtained.

**Want to check?** You can send your contact details and a photograph of your current water meter reading to [coliban@coliban.com.au](mailto:coliban@coliban.com.au) or call us on **1300 363 200**, and we can complete a comparison or issue an adjusted bill at your request.

**Interest  
Charges**

**Interest Charges** If you have a balance owing past your payment due date, we reserve the right to apply interest (currently 6.2% p.a.) as permitted under our Customer Charters. Interest will be applied in arrears for balances outstanding past the due date.

Interest will NOT be applied where you are in our Coliban Assist Plan, receiving a concession entitlement or on an agreed payment arrangement or bill smoothing program with Coliban Water.

## HOW TO PAY

**Direct Debit:** Fill out an online form on our website or contact us.

**BPAY/BPAY View:** Contact your financial institution to pay from your savings or credit account.

**Biller Code: 39156**  
**Ref: 1000 0014 1350 4**

**Credit Card/Internet:** Using BPoint  
[www.bpoint.com.au](http://www.bpoint.com.au),  
phone 1300 276 468 or 1300 BPOINT.  
**Biller Code: 39156**  
**Account Number / Ref: 1000 0014 1350 4**

**In Person:** Australia Post outlets.



**Centrepay:** Contact Centrelink or Coliban Water to arrange regular deductions from your Centrelink payment.  
Centrepay Reference Number: **555 057 363A**  
Account Reference ID: **1000 0014 1350 4**



## PAYMENT SLIP

Customer Number

**C-00141350**

Payment Reference Number

**1000 0014 1350 4**

Amount Due

**\$268.17**

Pay By

**19 May 2025**

Amount Being Paid

# Property Clearance Certificate

## Land Tax



INFOTRACK / PERFECT CHOICE CONVEYANCING SERVICES

**Your Reference:** YAMAN - 19 GRANT STREET

**Certificate No:** 91831195

**Issue Date:** 18 JUN 2025

**Enquiries:** ESYSPROD

**Land Address:** 19 GRANT STREET LONG GULLY VIC 3550

Land Id	Lot	Plan	Volume	Folio	Tax Payable
14124038	1	98057	8973	60	\$0.00

**Vendor:** AYDIN YAMAN

**Purchaser:** FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MR AYDIN YAMAN	2025	\$265,000	\$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): \$265,000

SITE VALUE (SV): \$265,000

**CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:** \$0.00

# Notes to Certificate - Land Tax

**Certificate No:** 91831195

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## Power to issue Certificate

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

## Amount shown on Certificate

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

## Land tax is a first charge on land

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

## Information for the purchaser

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

## Information for the vendor

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

## Apportioning or passing on land tax to a purchaser

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

## General information

7. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
8. An updated Certificate may be requested free of charge via our website, if:
  - The request is within 90 days of the original Certificate's issue date, and
  - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

## For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$975.00

Taxable Value = \$265,000

Calculated as \$975 plus ( \$265,000 - \$100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$2,650.00

Taxable Value = \$265,000

Calculated as \$265,000 multiplied by 1.000%.

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## Land Tax - Payment Options

### BPAY



Billers Code: 5249  
Ref: 91831195

### 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](http://www.bpay.com.au)

### CARD



Ref: 91831195

### Visa or Mastercard

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

[sro.vic.gov.au/paylandtax](http://sro.vic.gov.au/paylandtax)

# Property Clearance Certificate

## Commercial and Industrial Property Tax



INFOTRACK / PERFECT CHOICE CONVEYANCING SERVICES

**Your Reference:** Yaman - 19 Grant Street

**Certificate No:** 91831195

**Issue Date:** 18 JUN 2025

**Enquires:** ESYSPROD

**Land Address:** 19 GRANT STREET LONG GULLY VIC 3550

Land Id	Lot	Plan	Volume	Folio	Tax Payable
14124038	1	98057	8973	60	\$0.00
AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment	
100	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:** \$265,000

**SITE VALUE:** \$265,000

**CURRENT CIPT CHARGE:** \$0.00

# Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 91831195

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## 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](http://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 / PERFECT CHOICE CONVEYANCING SERVICES

Your Reference:	YAMAN - 19 GRANT STREET
Certificate No:	91831195
Issue Date:	18 JUN 2025

Land Address:	19 GRANT STREET LONG GULLY VIC 3550				
Lot	Plan	Volume	Folio		
1	98057	8973	60		
Vendor:	AYDIN YAMAN				
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: 91831195

## 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

<p><b>BPAY</b></p> <div><div><p>Billers Code: 416073 Ref: 91831198</p></div></div> <p><b>Telephone &amp; Internet Banking - BPAY®</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</p> <p><a href="http://www.bpay.com.au">www.bpay.com.au</a></p>	<p><b>CARD</b></p> <div><div><p>Ref: 91831198</p></div></div> <p><b>Visa or Mastercard</b></p> <p>Pay via our website or phone 13 21 61. A card payment fee applies.</p> <p><a href="http://sro.vic.gov.au/payment-options">sro.vic.gov.au/payment-options</a></p>	<p><b>Important payment information</b></p> <p>Windfall gains tax payments must be made using only these specific payment references.</p> <p>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</p>
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Rates and valuation notice

For the period 1 July, 2024 to 30 June, 2025



025 01853

Internal use only



A Yaman  
13 Villawood Ave  
ROXBURGH PARK VIC 3064

Tax invoice

Assessment no. 11228 4

Date of issue 13 August 2024

Rate enquiries

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

Website [www.bendigo.vic.gov.au/rates](http://www.bendigo.vic.gov.au/rates)  
Email [ratesenquiries@bendigo.vic.gov.au](mailto:ratesenquiries@bendigo.vic.gov.au)  
Phone 1300 002 642

Property 19 Grant Street, LONG GULLY 3550

Property owner A Yaman

Legal description Lot 1 LP 98057

Valued as at	01/01/2024	Total GST	\$0.00
Capital Improved Value	\$295,000	Date declared	27/05/2024
Site value	\$265,000	Notice issued	13/08/2024
Net Annual Value	\$14,750	FSPL Classification	Residential
		AVPCC	110.3

Particulars of rates/charges	Charges	Rateable value	Amount
General Rate	0.00287145	295,000	\$847.05
Bins and Waste Services Charge 140L bin	\$461.00	1	\$461.00
Victorian Fire Services Levy - Residential	\$132 + (0.000087 x \$295,000)		\$157.65
Prepayment Discount			-\$19.70

OPTION 1

FOUR INSTALMENTS

First instalment by 30 Sep, 2024.

\$366.00

Second by 2 Dec, 2024 \$366.00  
Third by 28 Feb, 2025 \$366.00  
Fourth by 2 Jun, 2025 \$367.70

OPTION 2

Prepay by 30 Sep, 2024 to receive  
a 1.5% discount.

\$1,446.00

Are you having trouble  
paying? We can help  
you, please get in touch  
with our rates team to  
discuss your options.



BPAY  
Biller code: 1933  
Ref. no: 112284

BPOINT  
Biller code: 1933  
Ref. no: 112284

POST  
billpay

Total Rate \*360 000112284

BPAY this payment via Internet or phone banking.  
BPAY View® View and pay this bill using internet banking.  
BPAY View Registration No. 112284

Biller code: 0360 Ref. no: 1122 84  
Pay in store at Australia Post, phone  
13 18 16 or go to [www.postbillpay.com.au](http://www.postbillpay.com.au)



Bendigo and Adelaide Bank Limited, The Bendigo Centre, Bendigo, VIC

Ratepayers name: A Yaman  
Property: 19 Grant Street, LONG GULLY 3550  
Assessment no: 11228 4

Do not pin or staple cheques to deposit slip

CREDIT

Option 1 - Instalment 1 by 30/09/2024: \$366.00  
Option 1 - Instalment 2 by 02/12/2024: \$366.00  
Option 1 - Instalment 3 by 28/02/2025: \$366.00  
Option 1 - Instalment 4 by 02/06/2025: \$367.70  
Option 2 - Prepayment by 30/09/2024: \$1,446.00

Teller's stamp and initials

Name

Paid in by (signature)

No. of cheques

Drawer

Bank

Branch

TELLER USE

\$100

\$50

\$20

\$10

\$5

Date

Notes

Coins

Cheques

TOTAL \$

For CREDIT of CITY OF GREATER BENDIGO RATE NOTICE



# PRIOR & KELLY PTY. LTD.

ABN: 95 076 725 892

Land Surveyors

Development Consultants

8<sup>th</sup> April 2025

936 High Street  
P.O. Box 226  
Reservoir, 3073

Tel: (03) 9478 6044

Attn: AYDIN YAMAN

send via email to: [aydinyaman100@gmail.com](mailto:aydinyaman100@gmail.com)

E-mail: [surveyor@priorkelly.com.au](mailto:surveyor@priorkelly.com.au)

On Reply Please Quote Our Ref. 14537

## Subdivision Permit Conditions 19 Grant Street, Long Gully

Dear Aydin,

Please find attached for your information the Subdivision Planning Permit and Endorsed Plans (2) received from the Greater Bendigo City Council. We wish to advise that Council **will not** issue the Statement of Compliance for the Plan of Subdivision until the following Conditions have been satisfied:

Subdivision Permit Condition	Action Required
Condition 3 <b>Servicing Authorities</b>	<b>Victorian Power Networks-Rural.</b> An Application for the <u>Supply of Power</u> is required. <b>Coliban Water.</b> An Application for the <u>Supply of Water &amp; Sewerage</u> is required.
Condition 6 <b>Referral of Plan</b>	Council referred the Plan of Subdivision for Certification to the Referral Authorities on the 4 <sup>th</sup> April 2025.
Condition 7 <b>Public Open Space Contribution</b>	As either of the Lots can be further Subdivided, Council has requested a <u>Public Open Space Contribution</u> of 5% of the Land Value of all the Land in the Subdivision plus cost of the Site Valuation. We will request Council on your behalf to arrange for the Site Valuation.
Condition 8 <b>Fire Rescue Victoria</b>	A <u>Section 173 Agreement</u> is required. We will request a Fee Proposal on your behalf from Council's Lawyers who will prepare such an Agreement.
Condition 9 <b>Detailed Stormwater Drainage</b>	We will obtain a Fee Proposal on your behalf from a Civil Engineer who can satisfy this Condition.
Condition 10 <b>Construction of Works</b>	We will obtain a Fee Proposal on your behalf from a Civil Engineer who can satisfy this Condition.
Condition 11 <b>Public Assets</b>	We will obtain a Fee Proposal on your behalf from a Civil Engineer who can satisfy this Condition.
Condition 12 <b>Consent for Work on Road Reserves</b>	We will obtain a Fee Proposal on your behalf from a Civil Engineer who can satisfy this Condition.

As soon as we receive Fee Proposals from the Civil Engineer and Council's Solicitor, we will notify you accordingly. If you have any others questions in the meantime, please do not hesitate to contact this office.

Yours faithfully  
PRIOR & KELLY PTY LTD

Graeme Prior  
Director



att.

Land Surveyors

Development Consultants



# PLANNING PERMIT

Permit No.	DS/629/2024
Planning Scheme	Greater Bendigo Planning Scheme
Responsible Authority	City of Greater Bendigo
Address of the Land	19 Grant Street, LONG GULLY 3550 Lot 1 LP 98057

**THE PERMIT ALLOWS:**

2 lot subdivision

Planning Scheme Clause	Matter for which the permit has been granted
32.08-3 General Residential Zone	To subdivide land
44.06-2 Bushfire Management Overlay	To subdivide land

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

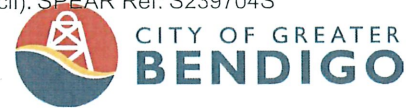
1. PLANS TO BE ENDORSED  
The plans to be endorsed and which will then form part of the permit are the plans submitted with the application.
2. LAYOUT PLANS  
The subdivision, as shown on the endorsed plans, must not be altered without the prior written consent of the responsible authority.
3. PROVISION OF SERVICES  
The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities and electricity services to each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.
4. RETICULATED GAS SERVICES  
Any lot shown on the endorsed plan must not be connected to a reticulated gas service (within the meaning of clause 53.03 of the relevant planning scheme). This does not apply to:  
(a) a lot that will not be used for, or include, a dwelling; or  
(b) a lot that contains an existing dwelling or apartment; or  
(c) a lot where a permit has been granted for a dwelling or apartment on the land in the lot.  
This condition continues to have force and effect after a statement of compliance under the Subdivision Act 1988 has been issued and the subdivision authorised by this permit has been completed.

Signature for the  
Responsible Authority

A handwritten signature in blue ink, appearing to be a stylized 'R' or 'M'.

Date Issued: 17 March 2025  
Page 1 of 5





# PLANNING PERMIT

Permit No.	DS/629/2024
Planning Scheme	Greater Bendigo Planning Scheme
Responsible Authority	City of Greater Bendigo
Address of the Land	19 Grant Street, LONG GULLY 3550 Lot 1 LP 98057

5. EASEMENTS  
All existing and proposed easements and sites for existing and required utility services and roads must be set aside in favour of the relevant authority for which the easement or site is to be created on the plan of subdivision submitted for certification under the Subdivision Act 1988.
6. REFERRAL OF PLAN  
The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with section 8 of that Act.
7. PUBLIC OPEN SPACE CONTRIBUTION  
The applicant or owner must pay to the City of Greater Bendigo an amount equivalent to 5% of land in the subdivision. This payment must be made before a Statement of Compliance is issued and may be varied under section 19 of the Subdivision Act 1988.
8. FIRE RESCUE VICTORIA
- (a) The Bushfire Management Plan prepared by Firefront Consultancies (version 2 dated 16/01/2025) must be endorsed to form part of the permit and must not be altered unless otherwise agreed in writing by the Fire Rescue Victoria and the Responsible Authority.
  - (b) In addition to the requirements of Clause 44.06-5 of the Scheme, the section 173 Agreement prepared in accordance with that clause must also:
    - i. Note that the subdivision includes areas of shared defensible space. These are areas where a Lot owner maintains the defensible space on their land for the benefit of themselves and the owners of other lots.
    - ii. Require that the defensible space shown on the endorsed Bushfire Management Plan must be implemented and maintained on an ongoing basis to the satisfaction of the Responsible Authority, regardless of whether there is a dwelling constructed on that land or not.
9. DETAILED DRAINAGE  
Prior to the certification of the plan of subdivision under the Subdivision Act 1988, plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and then will form part of the permit. The plans must be drawn to scale with dimensions. The plans must include:
- (a) Direction of stormwater run off.
  - (b) A point of discharge.
  - (c) Drainage easements as required.
  - (d) Stormwater quality
  - (e) Stormwater detention

Signature for the  
Responsible Authority

A handwritten signature in blue ink, appearing to be a stylized 'R' or 'M'.

Date Issued: 17 March 2025  
Page 2 of 5



# PLANNING PERMIT

Permit No.	DS/629/2024
Planning Scheme	Greater Bendigo Planning Scheme
Responsible Authority	City of Greater Bendigo
Address of the Land	19 Grant Street, LONG GULLY 3550 Lot 1 LP 98057

10. CONSTRUCTION OF WORKS

Road works, drainage and other civil works must be constructed in accordance with the Infrastructure Design Manual and plans and specifications approved by the responsible authority and must include:

(a) Drainage.

11. PUBLIC ASSETS

Before the development starts, the owner or developer must submit to the responsible authority a written report and photos of any prior damage to public infrastructure. Listed in the report must be the condition of kerb and channel, footpath, seal, street lights, signs and other public infrastructure fronting the property and abutting at least two properties either side of the development. Unless identified with the written report, any damage to infrastructure post construction will be attributed to the development. The owner or developer of the subject land must pay for any damage caused to any public infrastructure caused as a result of the development or use permitted by this permit.

12. CONSENT FOR WORK ON ROAD RESERVES

The applicant must comply with:

(a) The Road Management Act 2004.  
(b) Road Management (Works and Infrastructure) Regulations 2005.  
(c) Road Management (General) Regulations 2005.

With respect to any requirements to notify the coordinating authority and/or seek consent from the coordinating authority to undertake “works” (as defined in the Act) in, over or under the road reserve. The responsible authority in the inclusion of this condition on this planning permit is not deemed to have been notified of, or to have given consent to undertake any works within the road reserve as proposed in this permit.

13. TELECOMMUNICATIONS

- (a) The owner of the land must enter into an agreement with:
- a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider’s requirements and relevant legislation at the time.
  - a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.
- (b) Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:
- a telecommunications network or service provider that all lots are connected to or are

Signature for the  
Responsible Authority

A handwritten signature in blue ink, appearing to be a stylized 'R' or 'M'.



# PLANNING PERMIT

Permit No.	DS/629/2024
Planning Scheme	Greater Bendigo Planning Scheme
Responsible Authority	City of Greater Bendigo
Address of the Land	19 Grant Street, LONG GULLY 3550 Lot 1 LP 98057

ready for connection to telecommunications services in accordance with the provider’s requirements and relevant legislation at the time.

- a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

14. EXPIRY OF THE PERMIT

The permit will expire if:

- (a) The plan of subdivision is not certified within two years from the date of this permit; or
- (b) The subdivision is not completed within five years from the date of certification of the plan of subdivision.

The responsible authority may extend the time for certification of the plan if a request is made in writing before the permit expires or within six months afterwards.

A handwritten signature in blue ink, appearing to be a stylized 'R' or 'M'.



IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit.  
(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the *Planning & Environment Act 1987*)

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The responsible authority may amend this permit under Division 1A of Part 4 of the *Planning & Environment Act 1987*.

WHEN DOES A PERMIT BEGIN?

- A permit operates:
- from the date specified in the permit, or
  - if no date is specified, from:
    - (i) the date of the decision of the Victorian Civil & Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
    - (ii) the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

- A permit for the development of land expires if –
  - the development or any stage of it does not start within the time specified in the permit, or
  - the development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
  - the development or any stage is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within five years of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.
- A permit for the use of land expires if –
  - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit, or
  - the use is discontinued for a period of two years.
- A permit for the development and use of the land expires if –
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
  - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
  - the use is discontinued for a period of two years.
- If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in Section 6A(2) of the *Planning and Environment Act 1987*, or to any combination of use, development or any of those circumstances requires the certification of a plan under the *Subdivision Act 1988*, unless the permit contains a different provision –
  - the use or development of any stage is to be taken to have started when the plan is certified; and
  - the permit expires if the plan is not certified within two years of the issue of the permit.
- The expiry of a permit does not affect the validity of anything done under the permit before the expiry.

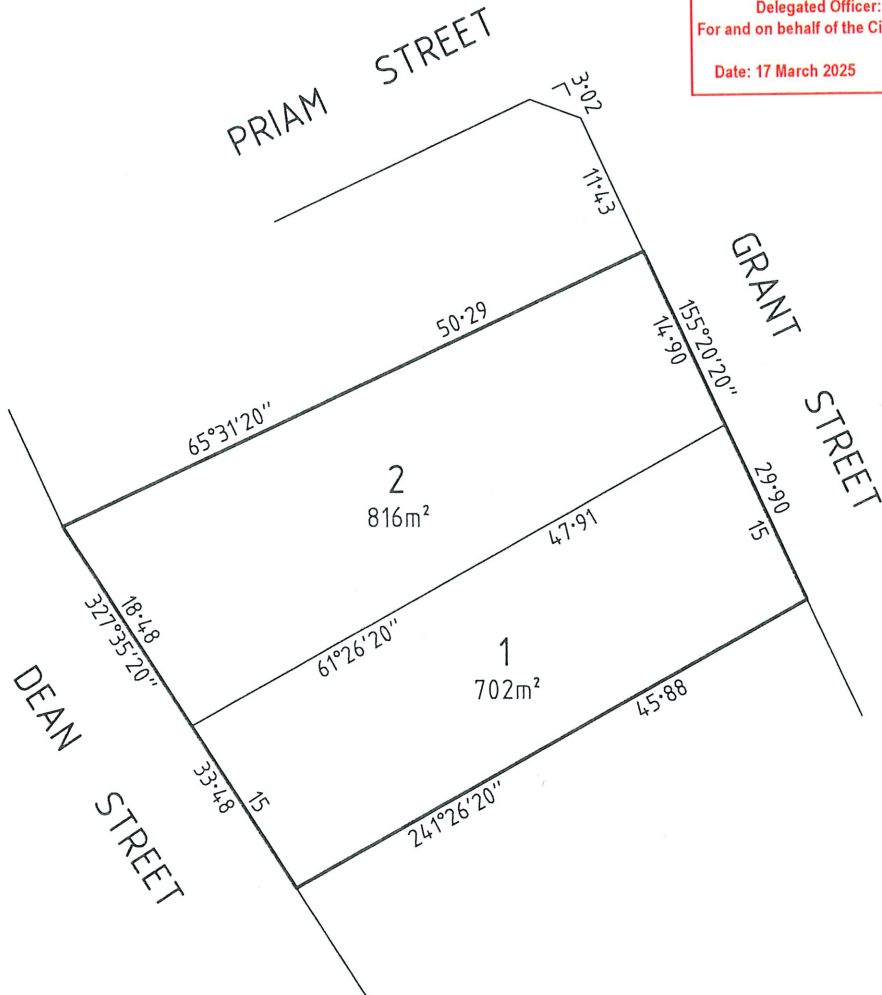
WHAT ABOUT REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil & Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil & Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil & Administrative Tribunal and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil & Administrative Tribunal.

Plan Number  
PS 9293505

MGA2020 ZONE 55  
ADD 1°33'40" FOR LP98057

PLANNING AND ENVIRONMENT ACT 1987  
GREATER BENDIGO PLANNING SCHEME  
  
PLAN REFERRED TO IN PLANNING PERMIT  
NO: DS/629/2024  
  
Delegated Officer: Evan Murley  
For and on behalf of the City of Greater Bendigo  
  
Date: 17 March 2025 Page 1 of 2



**PRIOR & KELLY PTY LTD**  
A.B.N. 95 076 725 892  
936 HIGH STREET RESERVOIR 3073  
TEL: (03) 9478 6044  
E-MAIL: surveyor@priororkelly.com.au

SCALE  
1:400

4 0 8 16  
LENGTHS ARE IN METRES

REF 14537

ORIGINAL SHEET  
SIZE: A3

SHEET 2

LICENSED SURVEYOR (PRINT) BENJAMIN SADLIER  
VERSION 1



## Version 2: 16/01/2025

**Vegetation Management for Defendable Space**  
Defendable space is required to be maintained around the dwellings on each Lot to the property boundaries.

- Grass must be short cropped and maintained during the declared fire danger period.

- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

## No Access requirements

The Dwellings must be constructed to meet or exceed a Bushfire Attack Level of BAL 19

At time of construction minimum of 5,000 litres of on-site static storage must be provided on each Lot and be maintained solely for personal firefighting.

- Be stored in an above ground water tank constructed of concrete or metal.

- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include an outlet for occupant use.



PLAN REFERRED TO IN PLANNING PERMIT  
NO: DS/629/2024

Date: 17 March 2025

Prepared By:  
Fire Front Consultancies  
0409027450  
firefrontconsultancies@gmail.com  
BPAD Registration BPAD29087





# 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 [consumer.vic.gov.au/duediligencechecklist](http://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