

Vendor Statement

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

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

The vendor may sign by electronic signature.

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

Land

161 Mclvor Forest Drive, Junortoun 3551

Vendor's name

Misha Alex Oldmeadow	Date 31/ May 2024
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Vendor's signature

 976E0CC62BE9471...

Purchaser's name

	Date / /
--	--------------------

Purchaser's signature

--

Purchaser's name

	Date / /
--	--------------------

Purchaser's signature

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1 FINANCIAL MATTERS

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

(a) Their amounts are:

	Authority		Amount		Interest (if any)
(1)	City of Greater Bendigo	(1)	\$3,069.20	(1)	
(2)	Coliban Region Water Corporation – water service fee	(2)	68.37 cents per day plus consumption	(2)	
(3)	Coliban Region Water Corporation – sewerage service fee	(3)	205.48 centys per day	(3)	

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

	To	
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Other particulars (including dates and times of payments):

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

2 INSURANCE

2.1 Damage and Destruction

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

Not Applicable.

2.2 Owner Builder

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

Not Applicable.

3 LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title documents.

(b) Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

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

3.2. Road Access

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

3.3. Designated Bushfire Prone Area

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

3.4. Planning Scheme

Attached is a certificate with the required specified information.

4 NOTICES

4.1. Notice, Order, Declaration, Report or Recommendation

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

Not Applicable.

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:

Not Applicable.

4.3. Compulsory Acquisition

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

Not Applicable.

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):

Are contained in the attached certificate.

6 OWNERS CORPORATION

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

Not Applicable.

7 GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not Applicable.

8 SERVICES

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

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

Attached are copies of the following documents:

9.1 (a) **Registered Title**

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

10 SUBDIVISION

10.1. Unregistered Subdivision

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

Not Applicable.

10.2. Staged Subdivision

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

Not Applicable.

10.3. Further Plan of Subdivision

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

Not Applicable.

11 DISCLOSURE OF ENERGY INFORMATION

(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 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12 DUE DILIGENCE CHECKLIST

(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.)

- Vacant Residential Land or Land with a Residence
- Attach Due Diligence Checklist (this will be attached if ticked)

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)

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.

(04/10/2016)

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.

(04/10/2016)

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 31 May 2024 10:12 AM

PROPERTY DETAILS

Address: **161 MCIVOR FOREST DRIVE JUNORTOUN 3551**
 Lot and Plan Number: **Lot 31 PS645162**
 Standard Parcel Identifier (SPI): **31\PS645162**
 Local Government Area (Council): **GREATER BENDIGO**
 Council Property Number: **239511**
 Planning Scheme: **Greater Bendigo**
 Directory Reference: **Vicroads 608 J11**

www.bendigo.vic.gov.au

[Planning Scheme - Greater Bendigo](#)

UTILITIES

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

STATE ELECTORATES

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

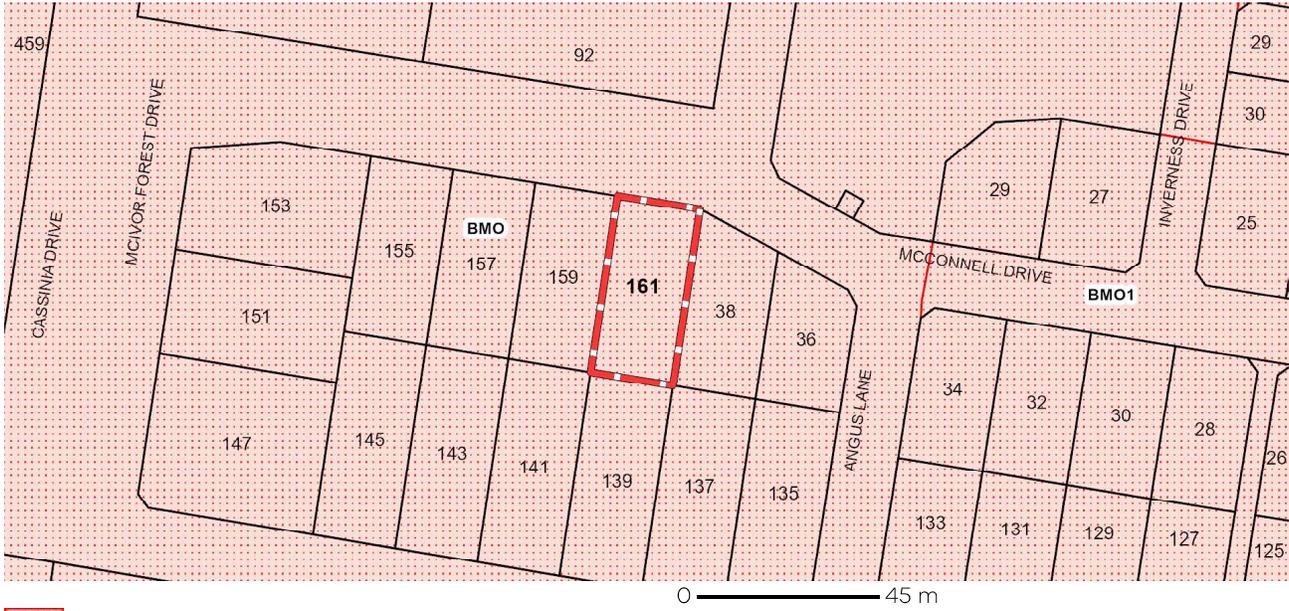
PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



BMO - Bushfire Management Overlay

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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DEVELOPMENT PLAN OVERLAY (DPO)



DPO - Development Plan Overlay

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

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PLANNING PROPERTY REPORT

Further Planning Information

Planning scheme data last updated on 29 May 2024.

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

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

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

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

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

PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

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

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

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



Designated Bushfire Prone Areas

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

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

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

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

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

Native Vegetation

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

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

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

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PROPERTY REPORT

From www.land.vic.gov.au at 31 May 2024 10:11 AM

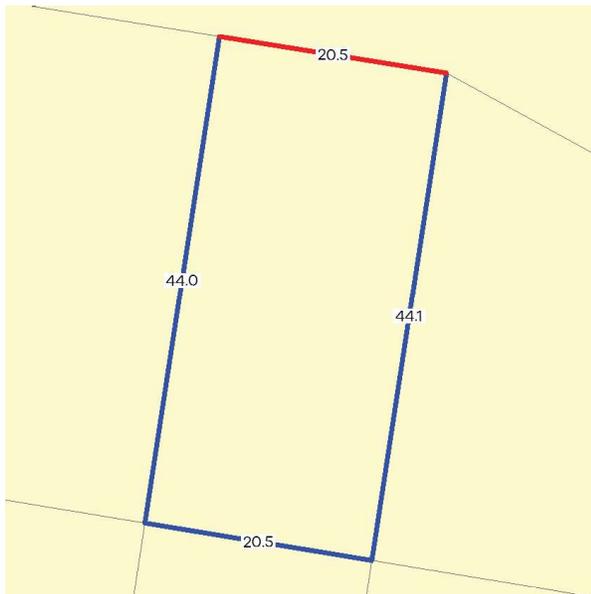
PROPERTY DETAILS

Address: **161 MCIVOR FOREST DRIVE JUNORTOUN 3551**
 Lot and Plan Number: **Lot 31 PS645162**
 Standard Parcel Identifier (SPI): **31\PS645162**
 Local Government Area (Council): **GREATER BENDIGO**
 Council Property Number: **239511**
 Directory Reference: **Vicroads 608 J11**

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: 905 sq. m

Perimeter: 129 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 EAST**

PLANNING INFORMATION

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

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

Planning Property Reports can be found via these two links

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

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

PROPERTY REPORT

Area Map



 Selected Property



HISTORIC MINING ACTIVITY

Form No. 692

10 November, 2022

Property Information:

Address: 161 MCIVOR FOREST DRIVE JUNORTOUN 3551

It is advised that:

Our records do not indicate the presence of any mining activity on this site, and the site appears to be outside any known mined area. (4)

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.

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For queries, contact:

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



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Coliban Region Water Corporation
 161 MCIVOR FOREST DRIVE
 JUNORTOUN 3551



Scale: 1: 500 (A4)



Date: 11/11/2022

OCCUPANCY PERMIT

FORM 6
Building Act 1993
Building Regulations 2006
Reg 1005



**Master
Builders**

ASSOCIATION

MBA BUILDING SERVICES P/L

ABN: 12 103 020 382
1/28 Charleston Road
EAST BENDIGO VIC 3550
Phone 03 5410 2100
Fax: 03 5441 5464
Web: www.mbav.com.au

PERMIT NO: BS-U 42207 20160356 / 0
MBA FILE NO: 16000303

Property Details **161 Mclvor Forest Drive Junortoun VIC 3551**

Lot 31	PS 645162A	Vol. 11530	Fol.631
CA	Sect.	Parish	County

Municipal District Greater Bendigo City Council
Project Description Construction of Dwelling & Garage & Retaining Wall

BUILDING DETAILS:

Part of Building	Permitted Use	BCA Class
Dwelling	Residential	1a
Garage	Garage	10a
Retaining Wall	Miscellaneous	10b

Alternative Solutions *(Not applicable)*

Building Appeals Board determinations *(Not applicable)*

Reporting Authorities

The following bodies are reporting authorities for the purposes of the application for this permit in relation to the matters set out below:

Reporting Authority	Matter Reported On	Regulation
City of Greater Bendigo	Storm Water Discharge	610 (2)

SUITABILITY FOR OCCUPATION:

The building or part of a building to which this permit applies is suitable for occupation.

CONDITIONS: Nil

DATE OF FINAL INSPECTION: 25 August 2016

Building Surveyor: Adrian Sharman

Registration no: BS-U 42207

Signature:

Date of issue: 1 September 2016

**Copy to
Council**

Greater Bendigo City Council
PO Box 733
BENDIGO VIC 3552

Owner

Jagjit Singh & Gurjeet Dhaliwal
5 Emerald Place
East Bendigo VIC 3550

Builder

Southern Vale Homes
31 Swanson Boulevard
Strathfieldsaye VIC 3551

Agent

Southern Vale Homes
31 Swanson Boulevard
Strathfieldsaye VIC 3551

BUILDING PERMIT

FORM 2
Building Act 1993
Building Regulations 2006
Reg 313



**Master
Builders**

ASSOCIATION

MBA BUILDING SERVICES P/L

ABN: 12 103 020 382
1/28 Charleston Road
EAST BENDIGO VIC 3550
Phone: 03 5410 2100
Fax: 03 5441 5464
Web: www.mbav.com.au

PERMIT NO: BS-U 42207 20160356 / 0
MBA FILE NO: 16000303

Issued to Applicant Southern Vale Homes
31 Swanson Boulevard
Strathfieldsaye VIC 3551

Ph: 02 6051 5000
Fax: 02 6051 5001

Ownership Details Jagjit Singh & Gurjeet Dhaliwal
5 Emerald Place
East Bendigo VIC 3550

Property Details **161 Mclvor Forest Drive, Junortoun VIC 3551**

Lot 31	PS 645162A	Vol. 11530	Fol. 631
CA	Sect.	Parish	County

Municipal District Greater Bendigo City Council

Allotment area 905 m²

Builder Southern Vale Homes
Graham Searle
31 Swanson Boulevard
Strathfieldsaye VIC 3551

Details of Practitioners & Architects:

(a) to be engaged in the building work

Name	Class	Registration No
Graham Searle	Builder	DB-U 6240

(b) who were engaged to prepare documents forming part of the application for this permit

Name	Class	Registration No
Shane Muir	Civil Engineer	EC-17729

Details of domestic building work insurance

Insurance: QBE - Policy Number 570054429BWI - 96

Details of Relevant Planning Permit

Permit No: DR/144/2013 Issue Date: 20 Jun 2013

Description of Building Work: Construction of Dwelling & Garage & Retaining Wall

Extent of Building Work: As shown on the approved plans

Number of storeys: 1 **Area of new building work** 361.52 m²

Estimated total value work: \$422,314.00

Building Classification:

Part of Building	Permitted Use	BCA Class
Dwelling	Residential	1a
Garage	Garage	10a
Retaining Wall	Miscellaneous	10b

Alternative Solutions (Not applicable)
Building Appeals Board determinations (Not applicable)

Reporting Authorities

The following bodies are reporting authorities for the purposes of the application for this permit in relation to the matters set out below:

Reporting authority	Matter reported on	Regulation / BCA Clause
City of Greater Bendigo	Storm Water Discharge	610 (2)

Inspection requirements

The mandatory notification stages are:

- Piers
- Retaining Wall Footings
- Pre Slab
- Steel Reinforcement
- Frame
- Final

Occupation of Building: An Occupancy Permit is required prior to use or occupation.

Commencement and Completion: This building work must commence by 22 February 2017 and must be completed by 22 February 2018

GENERAL CONDITIONS: Refer to notations below

SPECIFIC CONDITIONS:

1. All wall frame and roof truss details, layout plans and computations must be submitted to this office prior to the construction of the framing .
2. Many councils have local laws requiring permits and payments such as crossing fees and asset protection fees. The owner/agent is responsible to comply with any applicable Council Local Laws which may affect the development. Contact your local council for more information.
3. The bushfire attack level for this allotment has been assessed as 12.5 (kW/m²). Construct requirements to be in accordance with BAL 12.5 of AS3959.

Building Surveyor: Adrian Sharman

Registration No: BS-U 42207

Signature:



Date of Issue: 22 February 2016

PERMIT NO: BS-U 42207 20160356 / 0

PREFABRICATED TRUSSES / FLOORS / WALLS

Where used, the builder/owner must submit three (3) copies of the manufacturer's truss / floor / wall computations and layout and a bracing plan to the Relevant building Surveyor for approval **prior** to the commencement of frame construction.

CERTIFICATES

Prior to issuing an Occupancy Permit or Certificate of Final Inspection a number of certificates will be required. Certificates will cover areas including but not limited to glazing, insulation, termites, waterproofing & plumbing. Refer to the Application for occupancy at www.mbav.com.au for more information.

SITE SIGNS

Regulation 317 of the Building Regulations 2006 requires that the person in charge of the carrying out of building work on an allotment ensure that the registration numbers and contact details of the builder and building surveyor, as well as the building permit number and date of issue are displayed on the allotment in a position accessible to the public **prior** to the commencement of building work. This sign must remain visible for the duration of the building work.

CHANGE OF DETAILS

Under Regulation 318 an owner of a building or land, for which a building permit has been issued, must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or of the builder carrying out the building work.

LOCATION OF PERMIT & APPROVED DOCUMENTS

The person in charge of the building work must ensure that there is one complete set of approved plans, specifications and other documents on site until all work has been completed and approved.



Domestic Building Insurance Certificate of Insurance

Policy Number 570054429BWI-96

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



JAGJIT S & GURJEET K DHALIWAL
5 EMERALD PL
EAST BENDIGO 3550

Name of Intermediary
MBA INSURANCE SERVICES
G P O BOX 544D
MELBOURNE 3001

Account Number
57BWMBA00
Date Issued
09/02/2016

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035 for and on behalf of the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

Domestic Building Work

NEW SINGLE DWELLING CONSTRUCTION CONTRACT

At the property

LOT 31,161 MCIVOR FOREST DRIVE
JUNORTOUN VIC 3551

Carried out by the builder

SVA PTY LTD
ACN: 150 500 557

! Important note: If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact QBE **IMMEDIATELY**. If these details are incorrect, the domestic building work will not be covered.

For the building owner

JAGJIT S & GURJEET K DHALIWAL

Pursuant to a domestic building contract dated

04/02/2016

For the contract price of

\$422,314.00

Type of cover

Cover is only provided if SVA PTY LTD has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order*

Period of cover

Cover commences on the earlier of the date of the domestic building contract or date of building permit for the domestic building work and concludes:

- Two years from completion of the domestic building work or termination of the domestic building contract for non structural defects*
- Six years from completion of the domestic building work or termination of the domestic building contract for structural defects*

The maximum policy limit for all claims made under this policy is

\$300,000 all inclusive of costs and expenses*

The maximum policy limit for all claims for non-completion of the domestic building works is

20% of the contract price*

*The cover and policy limits described in this Certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to, the terms, limitations and exclusions contained in the policy terms and conditions.

QM1824-1207



Domestic Building Insurance Certificate of Insurance

Policy Number 570054429BWI-96

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



Subject to the Building Act 1993, and the Ministerial Order and the conditions of the insurance contract, cover will be provided to the Building Owner named in the domestic building contract and to the successors in title to the Building Owner in relation to the domestic building work undertaken by the builder.

Issued by QBE Insurance (Australia) Limited for and on behalf of

Victorian Managed Insurance Authority (VMIA)

Domestic Building Insurance Premium and Statutory Costs

Base DBI Premium	\$821.00
GST	\$82.10
Stamp Duty	\$90.31
Total	\$993.41

IMPORTANT:

This certificate must be read in conjunction with the policy terms and conditions and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the period of cover.

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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 11530 FOLIO 631

Security no : 124115431600X
Produced 31/05/2024 10:10 AM

LAND DESCRIPTION

Lot 31 on Plan of Subdivision 645162A.
PARENT TITLE Volume 11391 Folio 531
Created by instrument PS645162A 03/11/2014

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MISHA ALEX OLDMEADOW of 161 MCIVOR FOREST DRIVE JUNORTOUN VIC 3551
AV012513Y 12/11/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW254635X 10/11/2022
WESTPAC BANKING CORPORATION

COVENANT AL501103F 20/11/2014

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 PS645162A 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: 161 MCIVOR FOREST DRIVE JUNORTOUN VIC 3551

ADMINISTRATIVE NOTICES

NIL

eCT Control 16977H ST GEORGE BANK
Effective from 10/11/2022

DOCUMENT END

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Transfer of Land

Section 45 Transfer of Land Act 1958



Lodged by
Name: Jennings Conv.
Phone: _____
Address: _____
Reference: 14386P
Customer Code: _____

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed-

- together with any easements created by this transfer;
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: (volume and folio)
Volume 11530 Folio 631

Estate and Interest: (e.g. "all my estate in fee simple")
All our estate in fee simple

Consideration:
\$190,000.00

Transferor: (full name)
KILLIANS WALK PTY LTD (ACN 004 433 381) AND LIRREWA PTY LTD (ACN 081 206 180)

Transferee: (full name and address including postcode)
HARINDER PAUL SINGH RANDHAWA AND HARSUKHRAJ KAUR both of 3 Parkview Court, Epsom Vic 3551

Directing Party: (full name)

Creation and/or Reservation of Easement and/or Restrictive Covenant :
The said Transferee their heirs, executors, administrators, assigns and transferees the registered proprietor or proprietors for the time being of the land hereby transferred and every part thereof DO HEREBY COVENANT with the said Transferor their assigns and transferees and other registered proprietor or proprietors for the time being of the land comprised in the Plan of Subdivision PS645162A and every part or parts thereof (other than the land hereby transferred) as follows. The transferee:

- a) Shall not erect on the land hereby transferred or cause to be erected or allow to remain erected on the land hereby transferred:
 - i. Any dwelling house, garage, shed, outbuilding or fence, using other than new materials, or that has been previously occupied;

32711210A Order to Register Duty Use Only

T2

Please register and issue Certificate of Title to

Page 1 of 5 Signed Customer Code:

- ii. Any dwelling house including the outer walls thereof, such area being calculated by excluding the area of carports, garages, terraces, pergolas or verandas, or that is greater than two storeys in height and which has a floor area of less than 165 square metres;
- iii. Any dwelling house unless not less than 80% of the external walls or external wall surfaces of such dwelling (excluding windows) are constructed of brick, brick veneer, natural stone, rendered cement bricks, rendered fibre reinforced concrete, the product registered as Q.T[®] Echo Series Wall Panel, or prefabricated concrete tilt slabs if painted with textured finish paint with the transferors approval;
- iv. Any external shedding unless the external surfaces are constructed of the materials listed in clause (iii) herein and/or Colorbond type material;
- v. Any fence, excepting the fencing specified on those boundaries referred to in condition 16(b) of City of Greater Bendigo Planning Permit No DS/1001/2003, unless such fence is constructed of Bluescope Lysaght Smartascreen[®] in the colour "Meadow[™]" or if that material is no longer manufactured, then in an equivalent colour and material and such fence shall not exceed 2 metres in height from the natural ground level;
- vi. Any building or other structure which is constructed wholly or partly of galvanised iron cladding or aluminium cladding;
- vii. Any fence abutting a street boundary or within 5 metres of any street boundary unless in accordance with the Fencing Guide included in the Section 32 or is in a design approved by the transferor herein;
- viii. Any detached garage, shed or outbuilding within 13 metres of any front street boundary or within 5 metres of any side street boundary.
- ix. Any detached garage, shed or outbuilding having a total combined area in excess of 60 square metres or a height exceeding 4 metres;
- x. Any more than one dwelling house such expression to include any flat, unit or apartment;
- xi. Any water tank unless such water tank is finished in material other than raw galvanised iron or raw concrete and unless such water tank is shielded from view from the front street boundary;
- xii. Any television or satellite dish unless same is shielded from view from the front street boundary;
- xiii. Any carport unless it is constructed as part of the continuous roofline of the main dwelling structure.

AL501103F

20/11/2014 \$603 45



32711210A

Order to Register

Duty Use Only

T2

Please register and issue Certificate of Title to

Page 2 of 5

Signed

Customer Code:

THE BACK OF THIS FORM MUST NOT BE USED

Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

Annexure Page

Transfer of Land Act 1958



This is page 3 of *Approved Form T2* dated 18.11.14
between Killians Walk Pty Ltd ACN 004 433 381 and Lirrewa Pty Ltd ACN 081 206 180 Harinder Paul
Singh Randhawa and Harsukhraj Kaur

Signatures of the Parties

Harinder Paul Singh Killians Walk Pty Ltd (CRICU) *Gary M. McEwen* Lirrewa Pty Ltd (GART)
Harinder Paul Singh Randhawa Harsukhraj Kaur

Panel Heading

- xiv. Any dwelling unless it is provided with a rainwater tank for the collection and re-use of roof collected stormwater, such rainwater tank to be connected to the plumbing to provide water for toilet flushing and garden irrigation;
- xv. Any main building for use other than as a residence and any building for use for commercial purposes, except that a main building may be used for a domestic home office employing no more than two people with the transferors approval and subject to council approval.
- b) Shall not own or allow any greyhound, or cat to be kept on the land hereby transferred.
- c) Shall not own or allow any dog to be present on the land hereby transferred unless such dog is contained within the land hereby transferred and is only permitted to leave the said land controlled upon a leash.
- d) Shall not allow any tree within 5 metres of the rear boundary of the lot hereby transferred and no other tree with a butt diameter greater than 150mm, measured 1 metre above ground, or greater than 5 metres in height, to be removed or lopped without the written consent of the City of Greater Bendigo unless:
 - i The removal is as a result of works required by the City of Greater Bendigo, Coliban Water, Powercor, Telstra, TXU Networks (Gas) Pty Ltd or of the CFA; or
 - ii The tree constitutes an immediate threat to life or property; or
 - iii The tree's removal is necessary for the safe and proper construction of an approved house, garage, carport, driveway, outbuildings or dividing fence.
- (e) Shall not further subdivide the land hereby transferred,

32711210A

A1

Page 3 of 5

1. If there is insufficient space to accommodate the required information in a panel of the attached Form insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading.
2. The approved Annexure Pages must be properly identified and signed by the parties to the attached Form to which it is annexed.
3. All pages must be attached together by being stapled in the top left corner.

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Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

Annexure Page

Transfer of Land Act 1958

Private
The information collected under this document is for public use only.

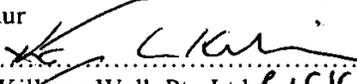
AL501103F

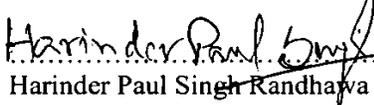
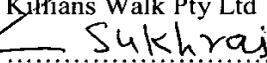
20/11/2014 \$603 45



This is page 4 of *Approved Form T2* dated 18-11-14
 between Killians Walk Pty Ltd ACN 004 433 381 and Lirrewa Pty Ltd ACN 081 206 180 Harinder Paul Singh Randhawa and Harsukhraj Kaur

Signatures of the Parties


 Killians Walk Pty Ltd **RICK**

 Lirrewa Pty Ltd **GARY**

 Harinder Paul Singh Randhawa

 Harsukhraj Kaur

Panel Heading

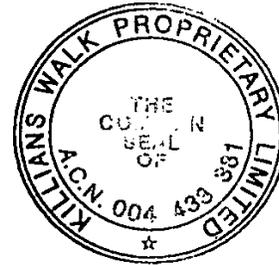
- (f) Shall not use any caravan, or other type of temporary accommodation, as permanent accommodation which shall be defined as use for more than four weeks per annum or for more than two weeks at a time.

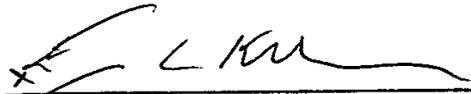
AND IT IS INTENDED that the foregoing covenants shall be set out as encumbrances on the certificate of title issued or to issue for the land hereby transferred and the covenants numbered (a)(i) to (a)(xv) & (e) shall run with the land for a period of ten years from the date of this transfer of land.

Dated:

Execution and attestation:

The COMMON SEAL of KILLIANS WALK LTD)
 (ACN 004 433 381) was hereto affixed in)
 accordance with its Articles of Association in the)
 presence of:)



Director: 
 Full name: ERIC LESLIE KILLIAN
 Address: 29 MCCONNER DRIVE, JUNORTAIN

32711210A

A1

Page 4 of 5

1. If there is insufficient space to accommodate the required information in a panel of the attached Form insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading.
2. The approved Annexure Pages must be properly identified and signed by the parties to the attached Form to which it is annexed.
3. All pages must be attached together by being stapled in the top left corner.

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Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

Annexure Page

Transfer of Land Act 1958



This is page 5 of *Approved Form T2* dated 18-11-14
between Killians Walk Pty Ltd ACN 004 433 381 and Lirrewa Pty Ltd ACN 081 206 180 Harinder Paul Singh Randhawa and Harsukhraj Kaur

Signatures of the Parties

Harinder Paul Singh
Harinder Paul Singh Randhawa

Sukhraj
Killians Walk Pty Ltd CRICK
Harsukhraj Kaur

Gary W McClure
Lirrewa Pty Ltd GARY

Panel Heading

The COMMON SEAL of LIRREWA PTY LTD
(ACN 081 206 180) was affixed in accordance with
its Articles of Association in the presence of:



Director: Gary W McClure
Full name: GARY WILLIAM MCCLURE
Address: 9 MERRIFIELD STREET, CASTLEMAINE

Signed by HARINDER PAUL SINGH
RANDHAWA in the presence of:

Harinder Paul Singh
HARINDER PAUL SINGH RANDHAWA

Witness: Ananddeep S

Signed by HARSUKHRAJ KAUR in the presence
of:

Sukhraj
HARSUKHRAJ KAUR

Witness: Ananddeep S

32711210A

A1

Page 5 of 5

1. If there is insufficient space to accommodate the required information in a panel of the attached Form insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading.
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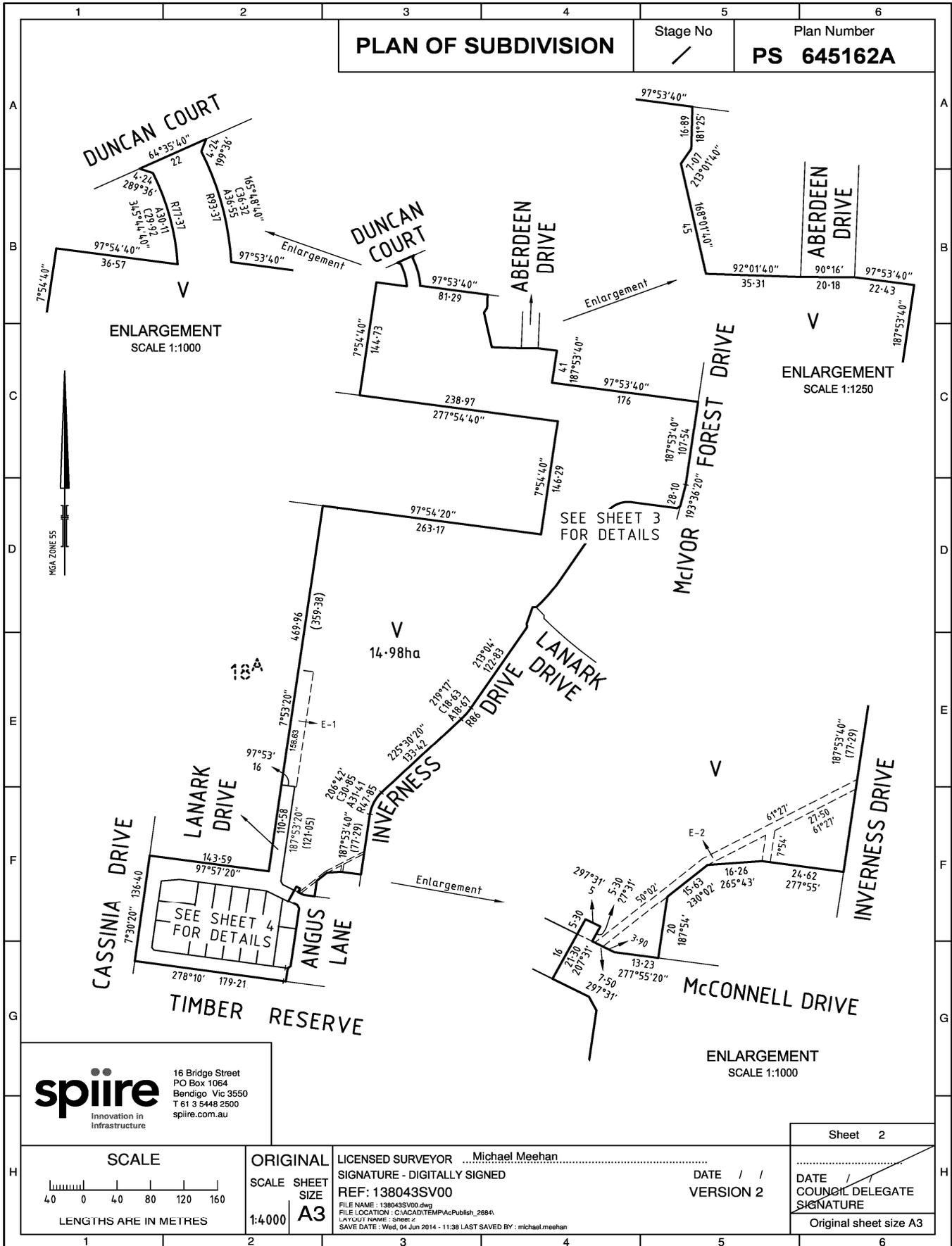
Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

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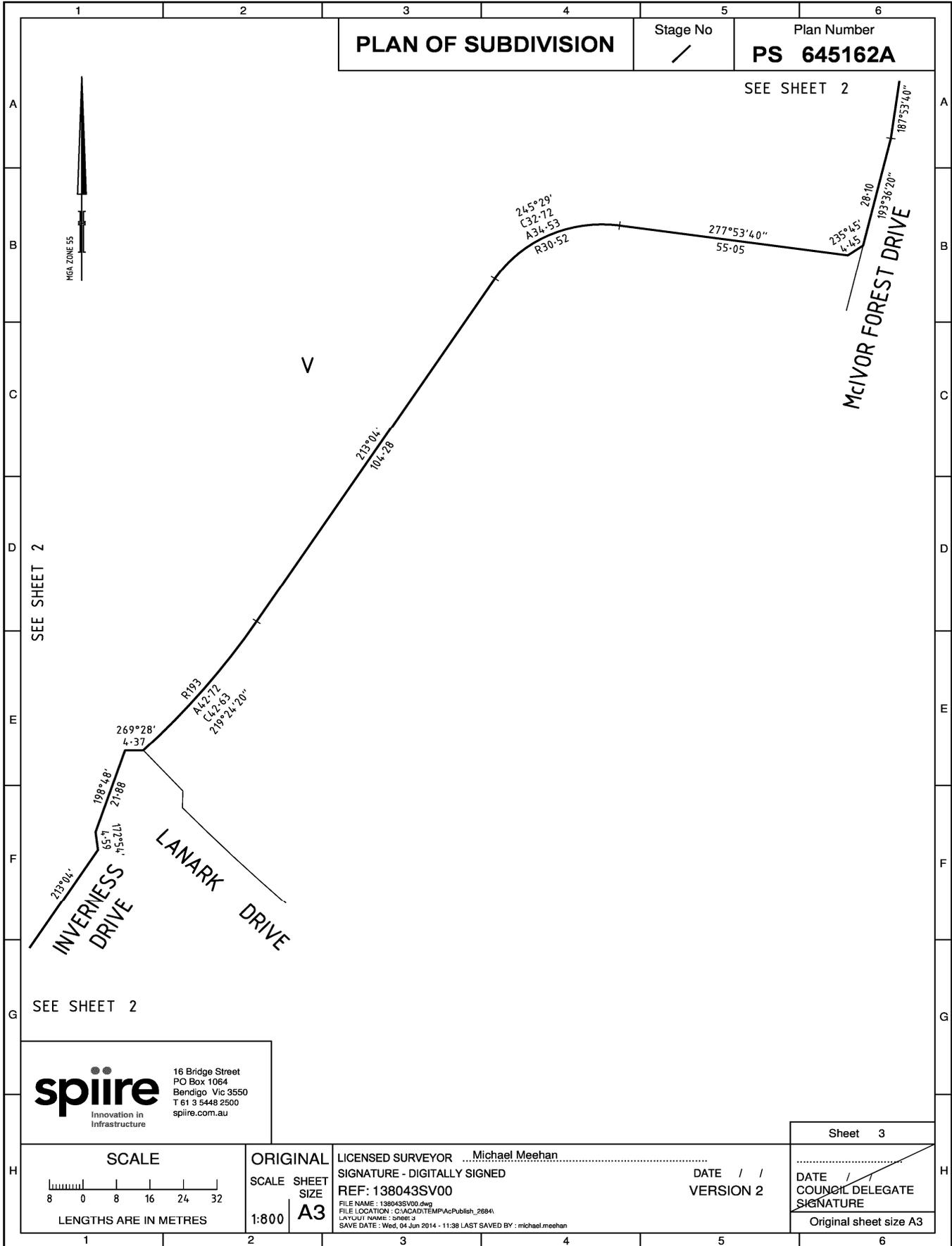
Signed by Council: Greater Bendigo City Council, Council Ref: SC/1001/2003/13, Original Certification: 02/08/2013, Recertification: 19/06/2014, S.O.C.: 14/10/2014

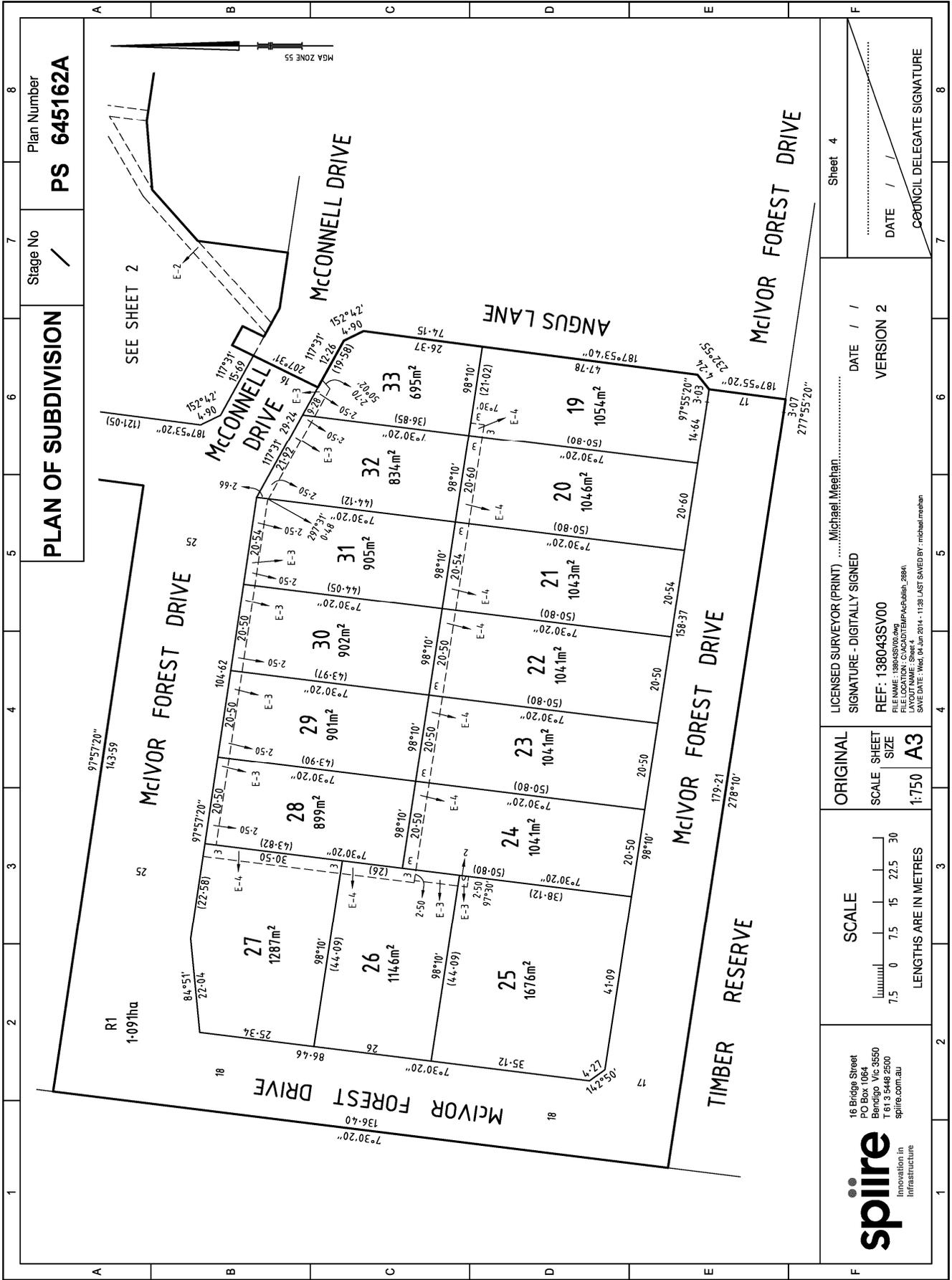
PLAN OF SUBDIVISION		Stage No. /	LRS use only EDITION 2	Plan Number PS 645162A
Location of Land Parish: Strathfieldsaye Township: - Section: 15 Crown Allotment: 17(Pt), 18(Pt), 19(Pt) & 20(Pt) Crown Portion: - Title Reference: Volume 11391 Folio 531 Last Plan Reference: LOT S PS645134F Postal Address: Mclvor Forest Drive (At time of subdivision) Junortoun VIC 3551 MGA Co-ordinates: E 262 650 Zone 55 (Of approx. centre of plan) N 5 926 100		Council Certification and Endorsement Council Name: City of Greater Bendigo Ref:		
Vesting of Roads or Reserves		1. This Plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988 Date of original certification under section 6/...../ 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 19 Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council delegate Council seal Date / / Re-certified under section 11(7) of the Subdivision Act 1988. Council delegate Council seal Date / /		
Identifier	Council/Body/Person			
Road R-1	City of Greater Bendigo			
Notations				
Depth Limitation: Does not apply		Staging: This is not a staged subdivision Planning Permit No. DS/1001/2003		
Lots A to U (both inclusive) have been omitted from this plan Lots 1 to 18 (both inclusive) have been omitted from this plan Further Purpose of Plan Variation of Easement - The Easement for Way, Drainage, Sewerage, Supply of Water, Telephone, Gas & Electricity (E-1) created by Instrument AB567396B is varied by direction of Planning Permit No DS/46/2014 issued by City of Greater Bendigo.		This is a SPEAR plan Land being subdivided is enclosed within thick continuous lines Survey: This plan is based on survey This survey has been connected to Permanent Mark No.(s) 101 & 112 in Proclaimed Survey Area No. -		
Easement Information				<u>LRS use only</u>
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				Statement of compliance/ Exemption Statement
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of
E-1	Way, Drainage, Sewerage, Supply of Water, Telephone, Gas & Electricity	18	Instrument AB567396B	C/T Volume 9429 Folio 757
E-2	Pipeline or Ancillary Purposes	See Diag.	PS645134F- Section 136 of the Water Act 1989	Coliban Region Water Corporation
E-3 & E-4	Pipeline or Ancillary Purposes	See Diag.	This Plan - Section 136 of the Water Act 1989	Coliban Region Water Corporation
E-4	Drainage	See Diag.	This Plan	City of Greater Bendigo
				Received <input checked="" type="checkbox"/>
				Date: 16/10/2014
				<u>LRS use only</u>
				PLAN REGISTERED
				TIME 11:15
				Date: 03/11/2014
				H.L.
				Assistant Registrar of Titles.
Mclvor Forest Estate - Stage 16 (15 Lots)			Area of Stage - 2.643ha	
			Sheet 1 of 4 Sheets	
 16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au		LICENSED SURVEYOR (PRINT)Michael Meehan..... SIGNATURE - DIGITALLY SIGNED DATE / / REF: 138043SV00 VERSION 2 <small>FILE NAME : 138043SV00.dwg FILE LOCATION : C:\ACAD\TEMP\AcPublish_2684\ LAYOUT NAME : Sheet 1 SAVE DATE : Wed, 04 Jun 2014 - 11:38 LAST SAVED BY : michael.meehan</small>		
		DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3		

Signed by Council: Greater Bendigo City Council, Council Ref: SC/1001/2003/13, Original Certification: 02/08/2013, Recertification: 19/06/2014, S.O.C.: 14/10/2014



Signed by Council: Greater Bendigo City Council, Council Ref: SC/1001/2003/13, Original Certification: 02/08/2013, Recertification: 19/06/2014, S.O.C.: 14/10/2014





Plan Number
PS 645162A

Stage No
/

PLAN OF SUBDIVISION

Sheet 4
DATE / /
COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR (PRINT) Michael Meehan
SIGNATURE - DIGITALLY SIGNED
REF: 138043SV00
FILE NAME: 138043SV00.dwg
FILE LOCATION: C:\ACADTEMP\FAP\mjohn_2884
LAYOUT NAME: Sheet 4
SAVE DATE: Wed, 04 Jun 2014 11:39:13
LAST SAVED BY: michael.meehan

ORIGINAL SCALE SHEET SIZE
1:750 A3

SCALE
LENGTHS ARE IN METRES

16 Bridge Street
PO Box 108
Bendigo VIC 3550
T: 61 3 9442 5500
spire.com.au

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Innovation in
Infrastructure



Plan of Subdivision PS645162A
Certifying a New Version of an Existing Plan (Form 11)

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S034854M
Plan Number: PS645162A
Responsible Authority Name: Greater Bendigo City Council
Responsible Authority Reference Number 1: SC/1001/2003/13
Surveyor's Plan Version: 2

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 02/08/2013

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: Stephen Wainwright
Organisation: Greater Bendigo City Council
Date: 19/06/2014

Signed by: Stephen Grant Wainwright (Greater Bendigo City Council) 19/06/2014