

PETERSEN WESTBROOK CAMERON

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

14 Pioneer Drive, Maiden Gully 3551

Vendor's name

Suzanne Maree Tzanidis

Date

15/7/25

**Vendor's
signature**

Suzanne Tzanidis

**Purchaser's
name**

Date

/ /

**Purchaser's
signature**

**Purchaser's
name**

Date

/ /

**Purchaser's
signature**

1. FINANCIAL MATTERS

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

(a) Their total does not exceed:

\$4,500.00

(b) There are NO amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge, which are not included in the items above; other than any amounts described in this rectangular box.

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	
--	----	--

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.

1.5 Land subject to Tax Reform Scheme

(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	AVPCC No. 110.3
(b) Is the land tax reform scheme land within the meaning of the CIPT Act ?	No
(c) If the land is tax reform scheme 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	Not applicable

*AVPCC means the Australian Valuation Property Classification Code based on the Valuation Best Practice Specifications Guidelines, or as otherwise defined under the **Commercial and Industrial Property Tax Reform Act 2024**.

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:

Nil

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:

Nil.

4.3 Compulsory Acquisition

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

Nil.

5. BUILDING PERMITS

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

Not Applicable.

6. OWNERS CORPORATION

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

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable.

8. SERVICES

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

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)

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

Page 1 of 1

VOLUME 10466 FOLIO 118

Security no : 124125392917E
Produced 17/06/2025 12:04 PM

LAND DESCRIPTION

Lot 31 on Plan of Subdivision 424267T.
PARENT TITLE Volume 09929 Folio 878
Created by instrument PS424267T 02/09/1999

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
SUZANNE MAREE TZANIDIS of 14 PIONEER DRIVE MAIDEN GULLY VIC 3551
AY299737T 13/08/2024

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT W295336G 17/09/1999

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 PS424267T 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: 14 PIONEER DRIVE MAIDEN GULLY VIC 3551

ADMINISTRATIVE NOTICES

NIL

eCT Control 25626N PWC LAW PTY LTD
Effective from 13/08/2024

DOCUMENT END

Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	PS424267T
Number of Pages (excluding this cover sheet)	3
Document Assembled	17/06/2025 12:04

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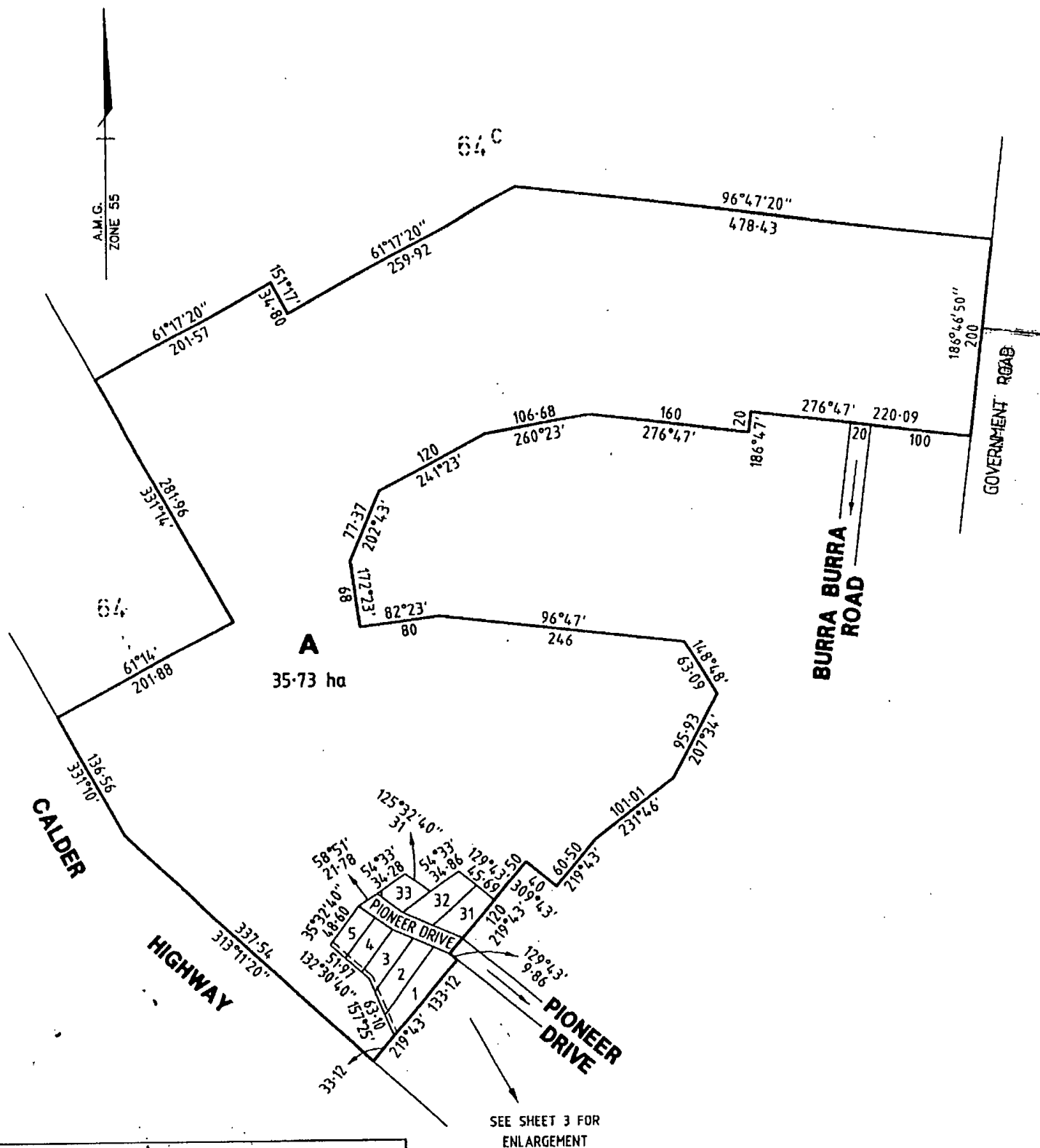
PLAN OF SUBDIVISION <i>Sc</i>				STAGE NO.	LTO use only EDITION 1	Plan Number PS 424267T
Location of Land Parish: MARONG Township: _____ Section: _____ Crown Allotments: 36, 57 ^B (PART), 57 ^C (PART), 64 ^A , 64 ^B (PART) & 69 Crown Portion: _____ LTO Base Record: DCMB Title Reference: VOLUME 9929 FOLIO 878 Last Plan Reference: LP 212245C, LOT B Postal Address: PIONEER DRIVE, (at time of subdivision) MAIDEN GULLY, VIC. 3551 AMG Co-ordinates: E 252 200 Zone: 55 (of approx. centre of land N 5928 400 in plan)				Council Certification and Endorsement Council Name: CITY OF GREATER BENDIGO Ref. 236/98 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. <u>OPEN SPACE</u> (i) A requirement for public open space under section 18 of the 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 21 / 4 / 99 Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /		
Vesting of Roads and/or Reserves						
Identifier		Council/Body/Person				
ROAD R1		CITY OF GREATER BENDIGO		Notations		
				Staging This is /is not a staged subdivision Planning Permit No. 236.98		
				Depth Limitation 15-24 METRES BELOW THE SURFACE APPLIES TO CROWN ALLOTMENT 64 ^B ONLY LAND BEING SUBDIVIDED IS ENCLOSED WITHIN THICK CONTINUOUS LINES LOTS 6 TO 30 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN Survey This plan is/is not based on survey This survey has been connected to permanent marks no(s) 38, 52, 88 In Proclaimed Survey Area No. _____		
Easement Information						LTO use only
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement(Road)						
						Statement of Compliance/ Exemption Statement
						Received <input checked="" type="checkbox"/>
						Date 12 / 8 / 99
						LTO use only
						PLAN REGISTERED
						TIME 11.55 am
						DATE 2 / 9 / 99
						Assistant Registrar of Titles
						Sheet 1 of 3 sheets
SINGLETON BAHEN STANSFIELD PTY. LTD. A.C.N. 077 771 834 SURVEYORS • ENGINEERS • PLANNERS 596 NORTH ROAD ORMOND PH(03) 9578 0829 FAX(03) 9578 1838 61 BULL STREET BENDIGO PH(03) 5443 3188 FAX(03) 5443 3703 256 BARKER STREET CASTLEMAINE PH(03) 5472 1024				LICENSED SURVEYOR (PRINT) KEVIN NOEL THIELE SIGNATURE _____ DATE 23 / 3 / 99 REF 99060 VERSION 02		DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3

PLAN OF SUBDIVISION

STAGE NO.

Plan Number

PS 424267T



SINGLETON BAHEN STANSFIELD PTY. LTD.

A.C.N. 077 771 834

SURVEYORS • ENGINEERS • PLANNERS

596 NORTH ROAD ORMOND PH(03) 9578 0829 FAX(03) 9578 1838

61 BULL STREET BENDIGO PH(03) 5443 3188 FAX(03) 5443 3703

256 BARKER STREET CASTLEMAINE PH(03) 5472 1024

ORIGINAL

SCALE

SCALE
1:4 000

SHEET
SIZE
A3

40 0 80 160

LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) KEVIN NOEL THIELE

SIGNATURE DATE / /

REF 99060

VERSION 02

Sheet 2 of 3 sheets

DATE / /

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

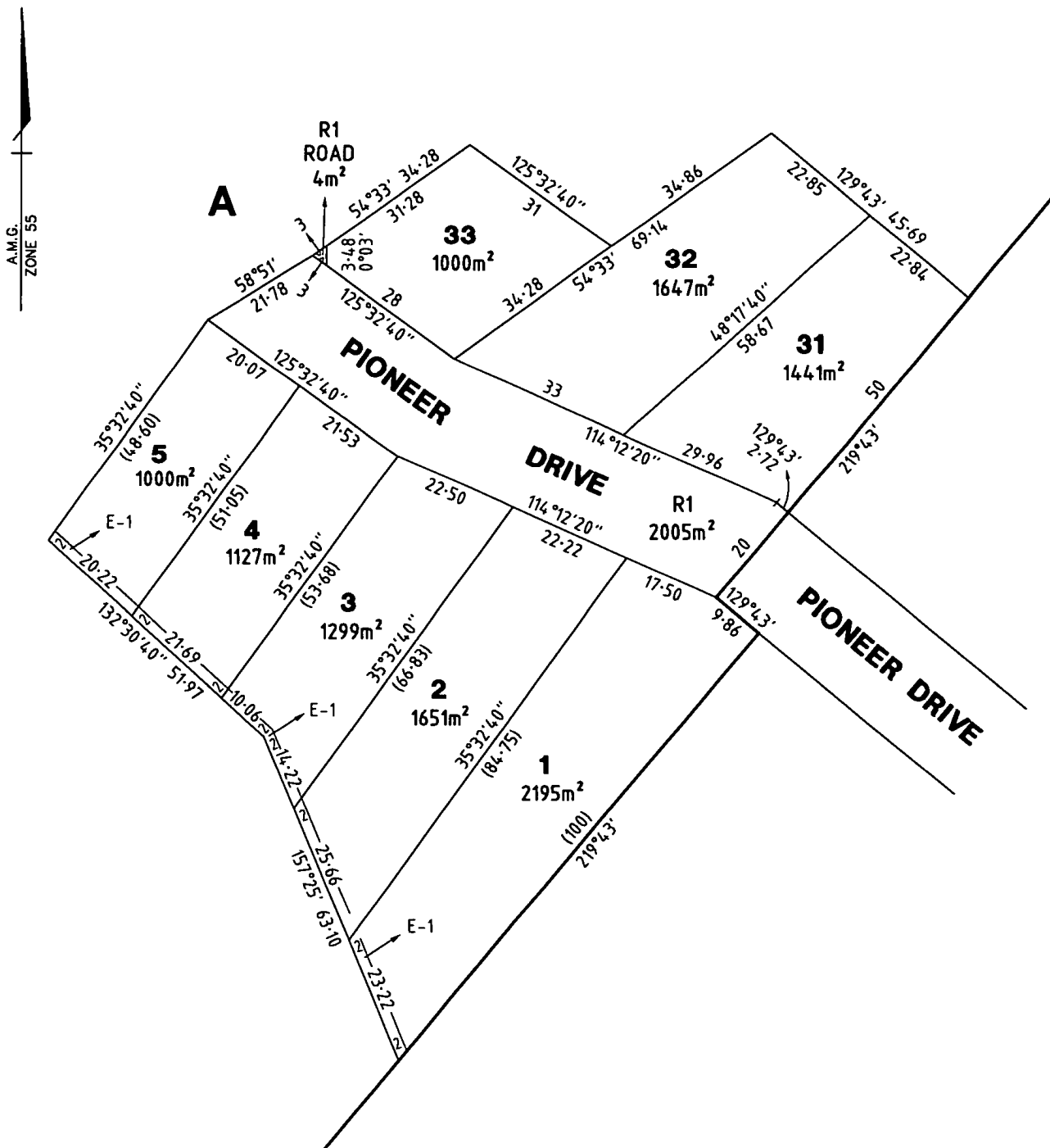
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PLAN OF SUBDIVISION

STAGE NO.

Plan Number

PS 424267T



Imaged Document Cover Sheet

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Document Type	Instrument
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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: JOHN R. BUMAN & Co

Phone: 544 22100

Address: 145 HARGREAVES ST BENDIGO

Ref.: JRB:PS:JM

Customer Code: 434N



W295336G

170999 1117 45 35



MADE AVAILABLE CHANGE CONTROL

Land Titles Office Use Only

JOHN R. BUMAN
& Co.

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 reference)

Lot 31 on Plan of Subdivision 424267T being the whole of the land described in Certificate of Title

Volume 10466 Folio 118

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

All its estate in fee simple

Consideration:

\$35,000.00

Transferor: (full name)

RETURN NOMINEES PTY. LTD.

Transferee: (full name and address including postcode)



DW295336G-1-9

SUZANNE KAY MURPHY of Lot 31 Pioneer Drive, Maiden Gully, 3551

Directing Party: (full name)

Creation and/or Reservation and/or Covenant:

AND the said Transferees for themselves, their heirs, executors, administrators and transferees the registered proprietor or proprietors for the time being of the land hereby transferred and of every part thereof DO HEREBY and as separate covenants COVENANT with the said Transferor and other registered proprietor or proprietors for the time being of the land comprised in Plan of Subdivision No. 424267T and every part or parts thereof (other than the land hereby transferred) as follows:-

- (a) That not more than one main building, pair or two units shall be constructed on the said lot.

Continued on T2 Page 2

Approval No. 571967L

ORDER TO REGISTER

Please register and issue title to

STAMP DUTY USE ONLY

Original Transfer of Land

Stamped with: \$640.00

Trn: 582373 17-SEP-1999

Stamp Duty Victoria, PSE1

T2

Signed

Cust. Code:



THE BACK OF THIS FORM MUST NOT BE USED

- (b) That the main building, pair, units, fencing, garage, shed and/or other outbuildings shall be constructed of new building materials including stone but excluding mud-brick, galvanised and reflective materials.
- (c) That no main building shall be constructed on the said lot which has a floor area of less than 140 square metres within the outer walls thereof such area being calculated by excluding the area of any carport garage terrace pergola and/or verandah unless the said lot shall have a pair or units constructed on it when the floor area for each part of the pair or each unit shall not be less than 100 square metres.

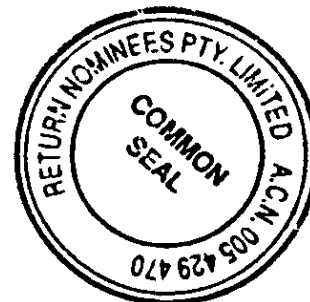
AND this Covenant shall appear on the Certificate of Title to issue for the said land and run with the land.



Dated: **15 SEP 1989**

Execution and attestation:

THE COMMON SEAL of RETURN NOMINEES PTY. LTD. was hereunto affixed in accordance with its Articles of Association in the presence of:



Director

Secretary

Full Name RICHARD GEORGE HYETT

Full Name GAIL MARIE HUNTER

Usual Address 31 MARY STREET
ALEXANDRA HEADLAND

Usual Address 31 MARY STREET
ALEXANDRA HEADLAND

SIGNED by the said SUZANNE KAY MURPHY in the presence of:

)

Witness

Approval No. 571967L

T2 Page 2



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W295336G
170999 1117 45 35



Blue Star Office L71B

PROPERTY REPORT

From www.land.vic.gov.au at 17 June 2025 12:01 PM

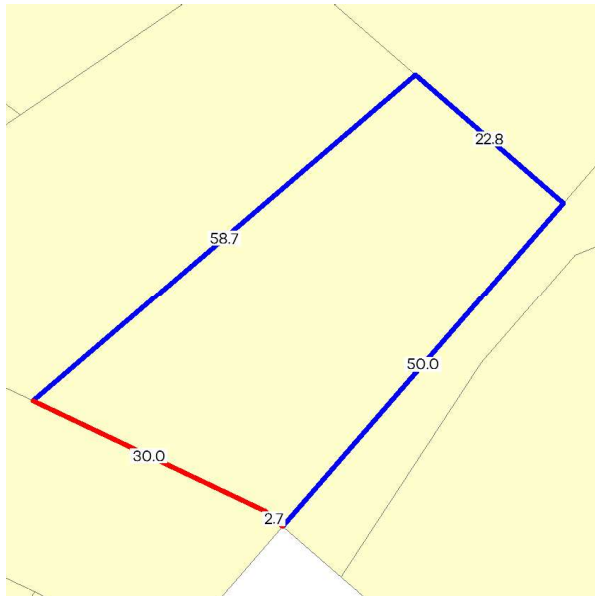
PROPERTY DETAILS

Address: **14 PIONEER DRIVE MAIDEN GULLY 3551**
Lot and Plan Number: **Lot 31 PS424267**
Standard Parcel Identifier (SPI): **31\PS424267**
Local Government Area (Council): **GREATER BENDIGO**
Council Property Number: **210157**
Directory Reference: **Vicroads 606 H6**

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: 1441 sq. m

Perimeter: 164 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.

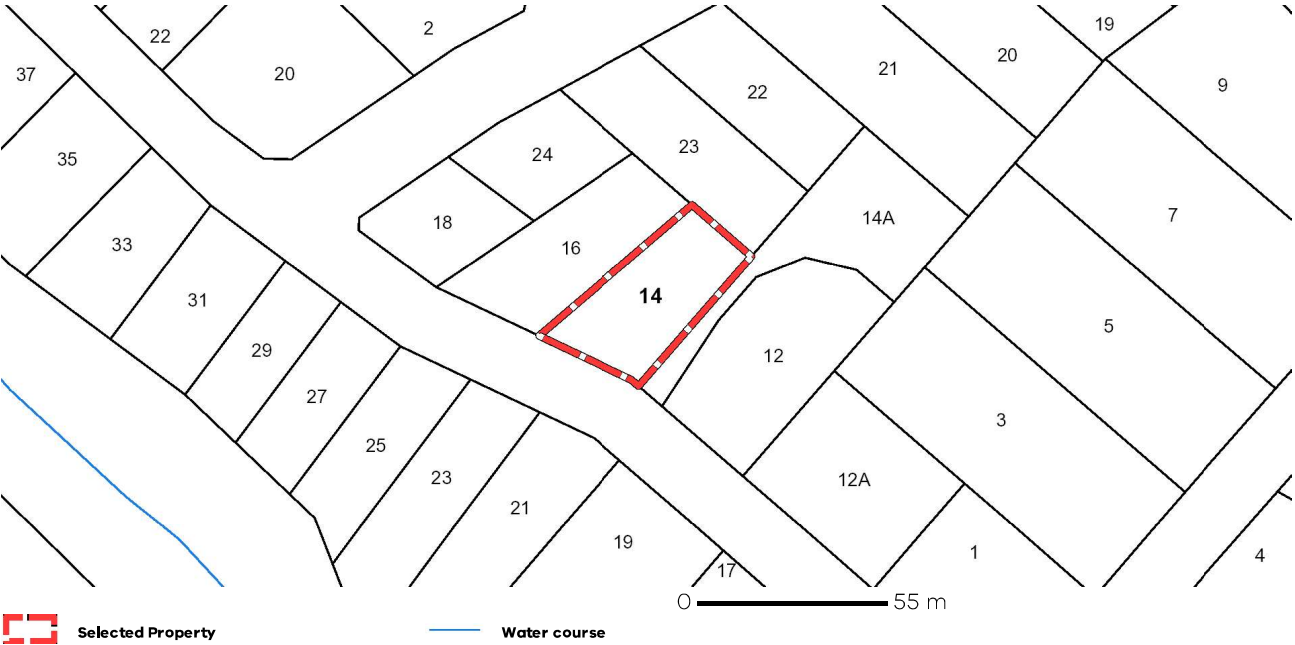
The Planning Property Report for this property can found here - [Planning Property Report](#)

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



PLANNING PROPERTY REPORT



Department
of Transport
and Planning

From www.planning.vic.gov.au at 17 June 2025 12:02 PM

PROPERTY DETAILS

Address: **14 PIONEER DRIVE MAIDEN GULLY 3551**
Lot and Plan Number: **Lot 31 PS424267**
Standard Parcel Identifier (SPI): **31\PS424267**
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Council Property Number: **210157**
Planning Scheme: **Greater Bendigo**
Directory Reference: **Vicroads 606 H6**

www.bendigo.vic.gov.au

[Planning Scheme - Greater Bendigo](#)

UTILITIES

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

STATE ELECTORATES

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

OTHER

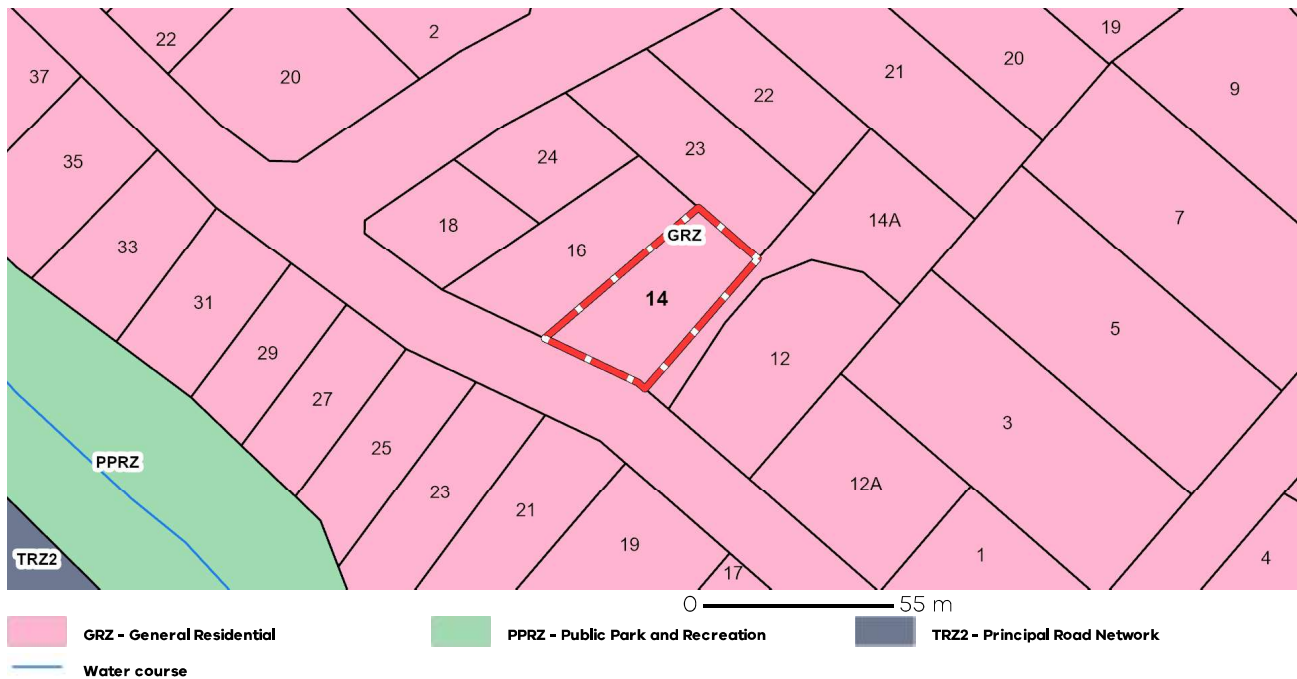
Registered Aboriginal Party: **Dja Dja Wurrung Clans Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[SCHEDULE TO THE GENERAL RESIDENTIAL ZONE \(GRZ\)](#)



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

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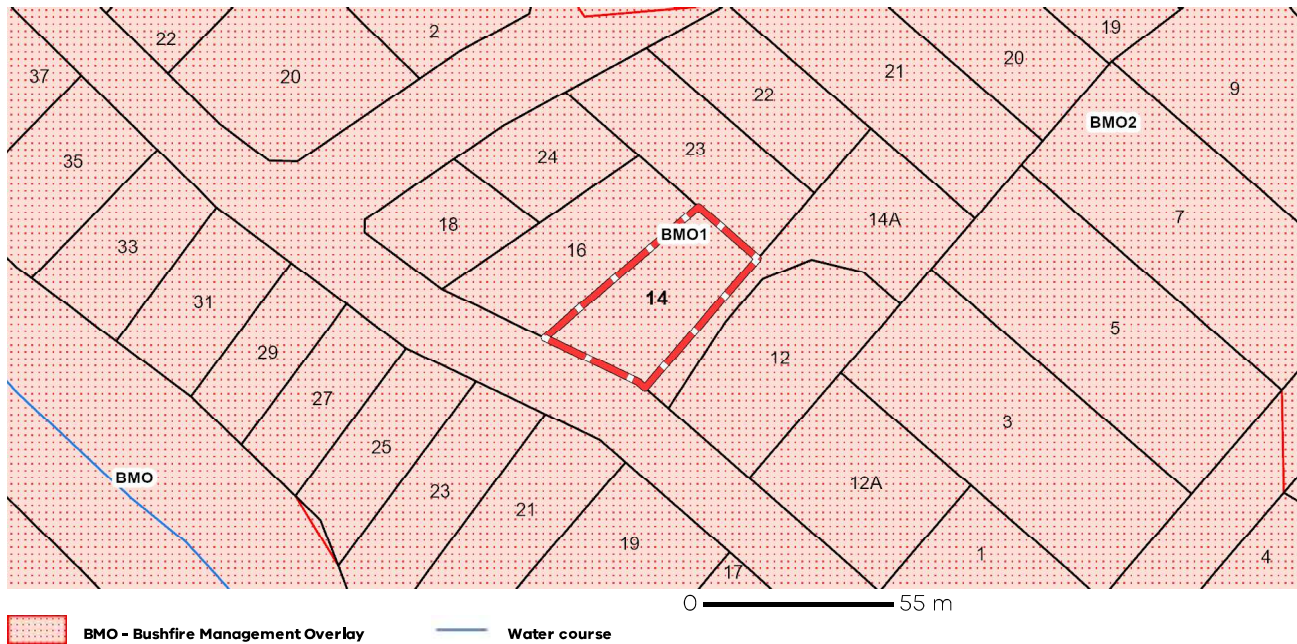
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlays

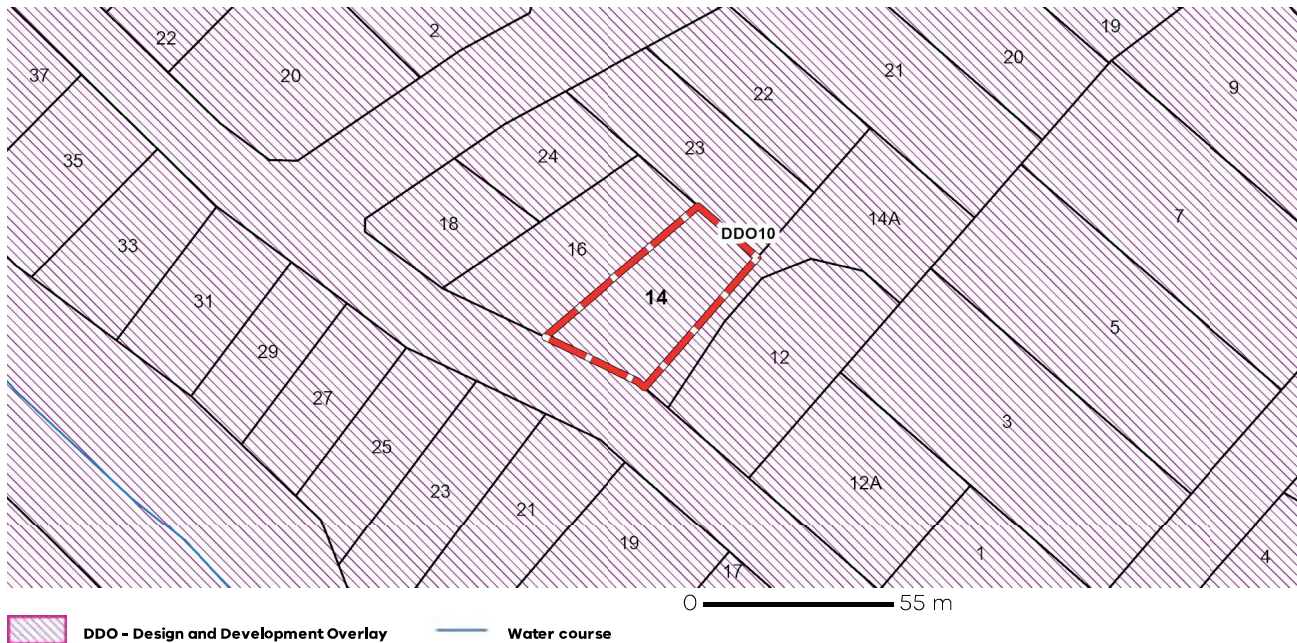
BUSHFIRE MANAGEMENT OVERLAY (BMO)

BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 1 (BMO1)



DESIGN AND DEVELOPMENT OVERLAY (DDO)

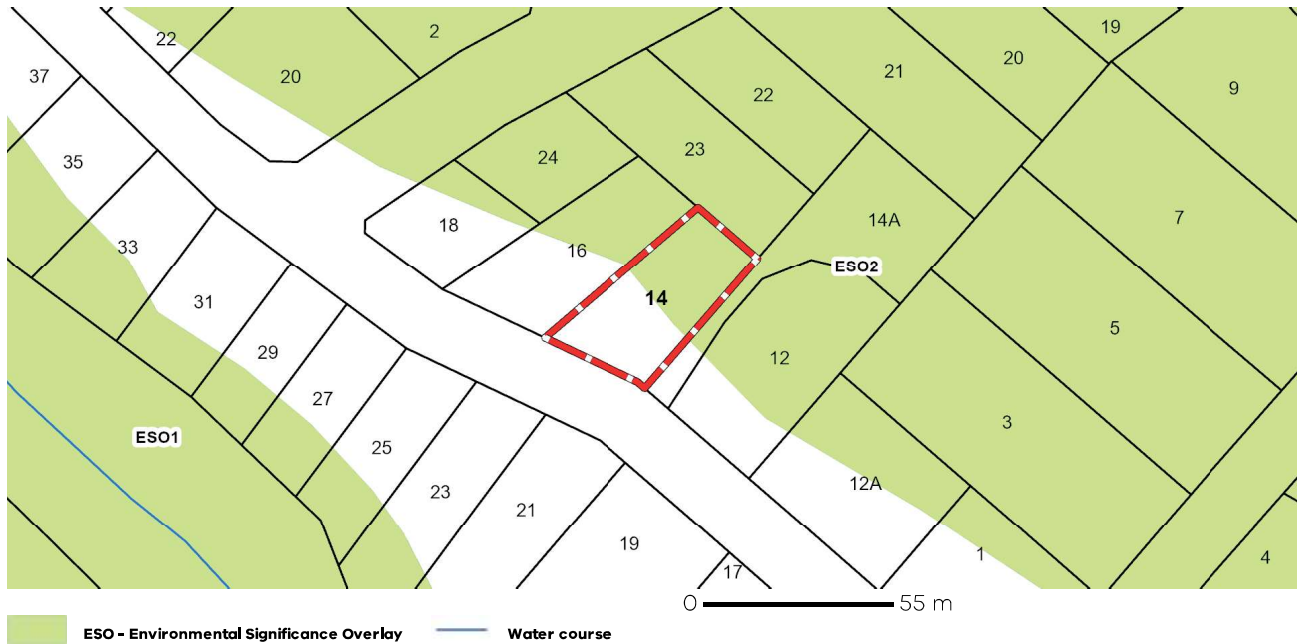
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 (DDO10)



Planning Overlays

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

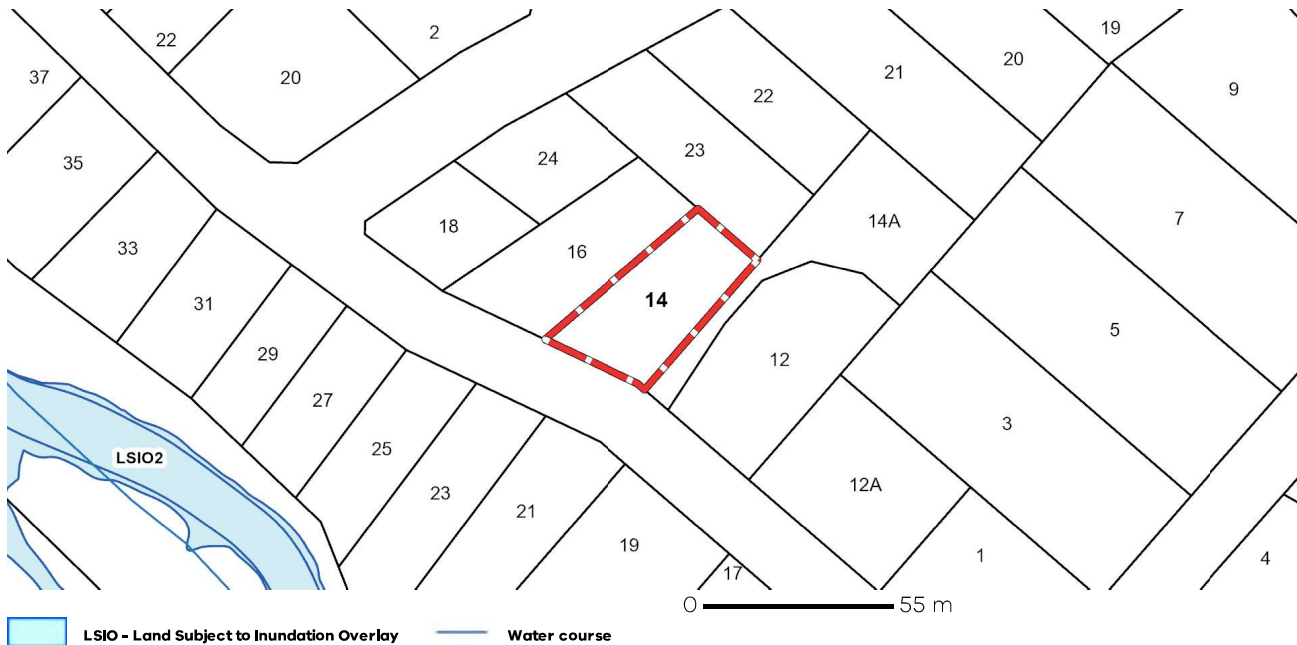
ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 2 (ESO2)



OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

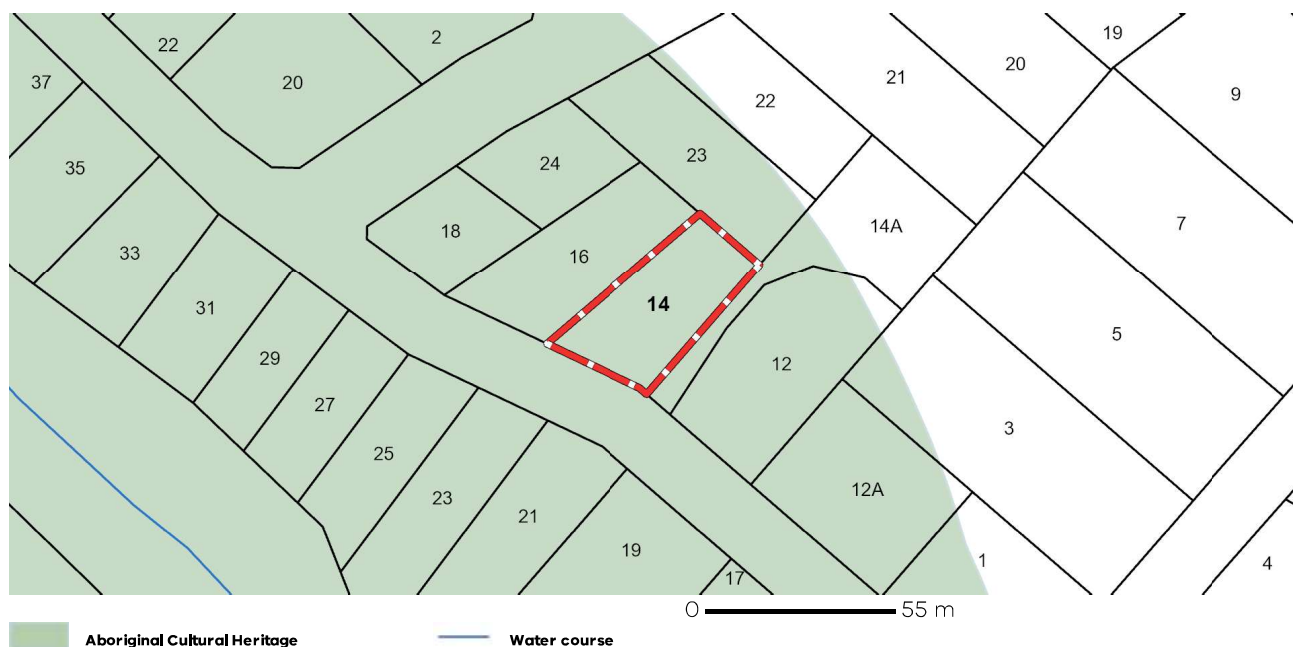
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.oav.nrms.net.au/oavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginal.victoria.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

Planning scheme data last updated on .

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

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

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

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

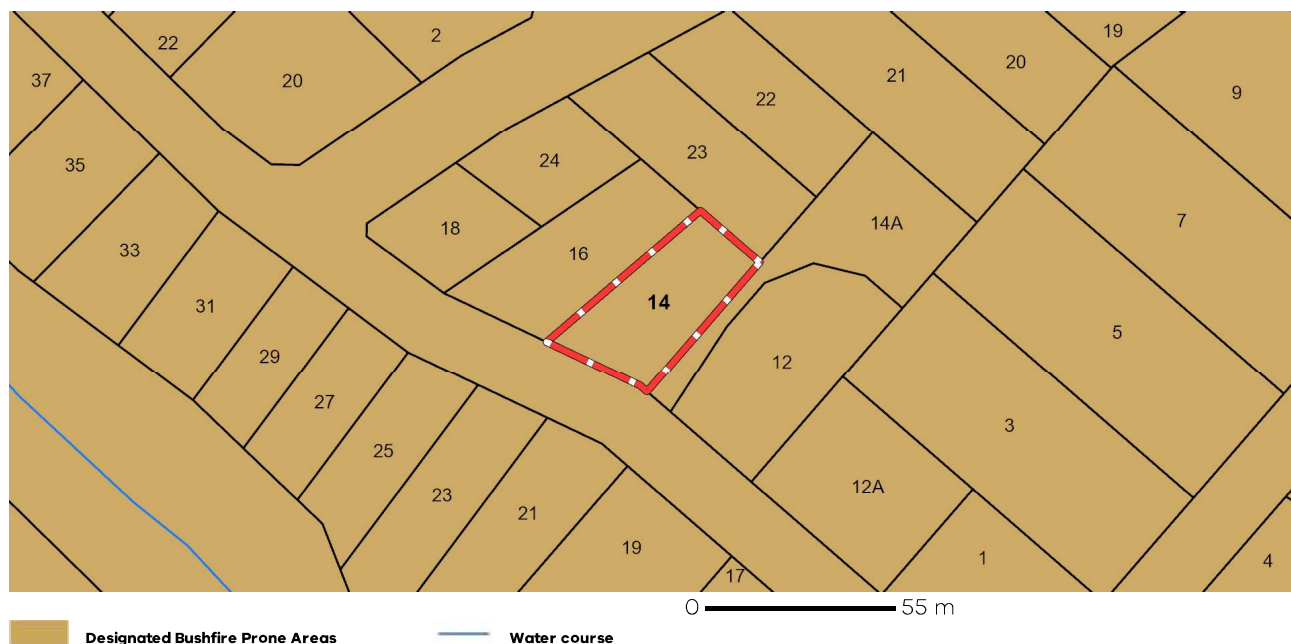
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

Native Vegetation

Native plants that are indigenous to 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 \(environment.vic.gov.au\)](#)



HISTORIC MINING ACTIVITY

Form No. 692

17 June, 2025

Property Information:

Address: 14 PIONEER DRIVE MAIDEN GULLY 3551

It is advised that:

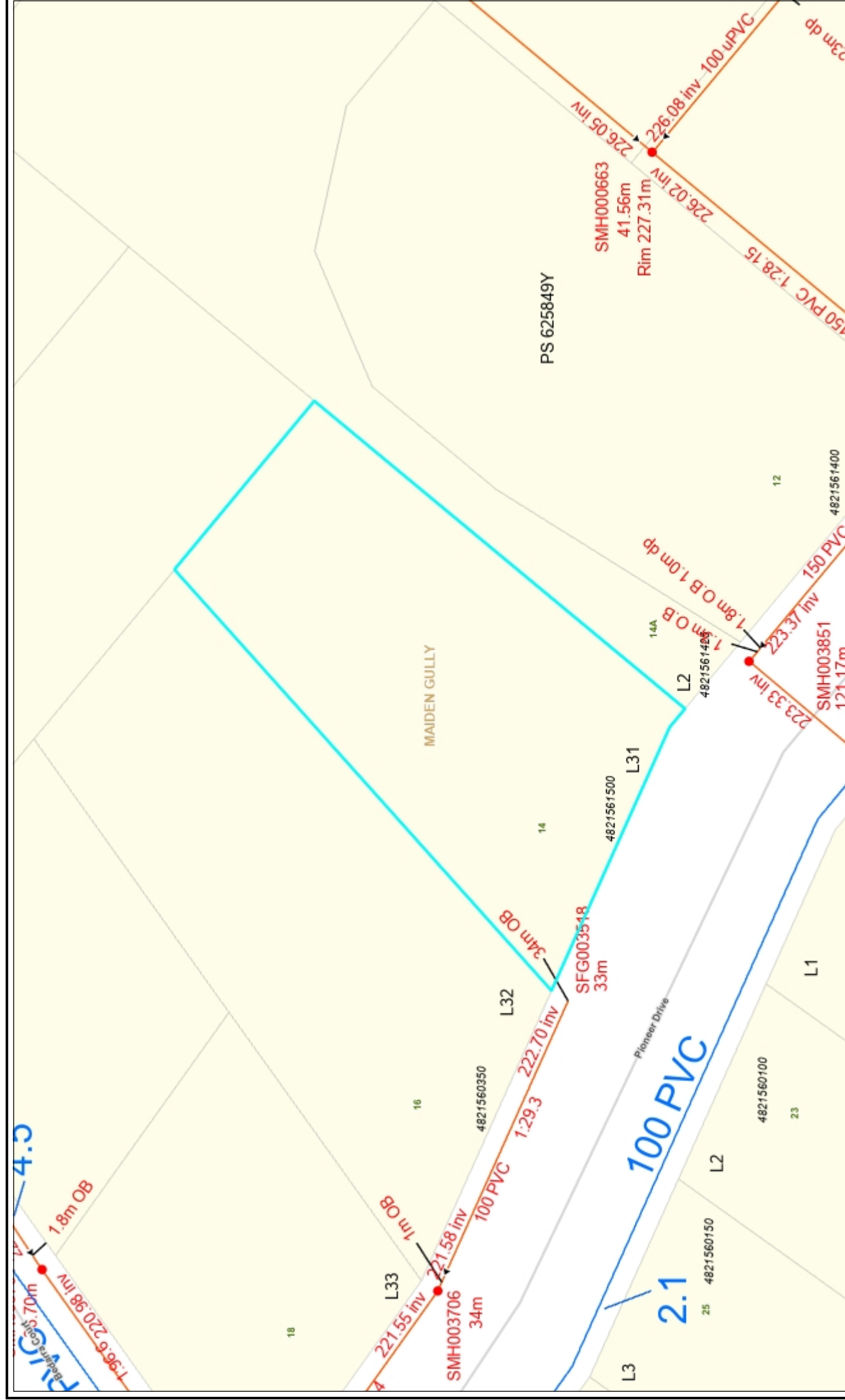
Our records do not indicate the existence of any mining activity on or under this site, but the site is within an area of past prospecting or mining activity. Note that there may be unrecorded mine workings present. (3)

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

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

For queries, contact:

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



Landata
PO Box 500
EAST MELBOURNE VIC 3002**Land Information Certificate**

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

PROPERTY ADDRESS: 14 Pioneer Drive, MAIDEN GULLY 3551
PARCEL DETAILS: Lot 31 PS 424267T
AVPCC: 110.3 - Detached Dwelling (existing)

ASSESSMENT NUMBER 159178 3

Site Value	\$385,000	Level of Valuation	01-Jan-2024
Capital Improved Value	\$800,000	Valuation Operative	01-Jul-2024
Net Annual Value	\$40,000	Basis of Rate	C.I.V.

RATES & CHARGES	CURRENT AMOUNT LEVIED
General Rates	\$2,297.15
Garbage Charge	\$652.00
Fire Services Property Levy	\$201.60
TOTAL LEVIED	\$3,150.75
Arrears Outstanding	\$0.00
Current Legal Costs Outstanding	0.00
Arrears Legal Costs Outstanding	0.00
Interest to Date	\$0.00
TOTAL OUTSTANDING	\$0.00

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

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

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



KATELYN STONE
SENIOR COORDINATOR RATES & VALUATIONS



Bill Code: 268813
Ref: 1591783

To obtain an updated balance prior to settlement or for any other information regarding this certificate please contact the Rates Team Directly on 03 5434 6262. Notices of Acquisition can be forwarded to acquisitions@bendigo.vic.gov.au

PRESCRIBED INFORMATION

This Certificate PROVIDES information regarding valuation, rates, charges, other moneys owing, and any orders and notices made under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or under a local law of the Council.

This Certificate IS NOT REQUIRED to include information regarding planning, building, health, land fill, land slip, flooding information or service easements. Information regarding these matters may be available from Council or the relevant authority. A fee may be charged for such information.

GENERAL INFORMATION

There is no potential liability, other than any which may be shown on the front of this certificate, for rates under the Cultural & Recreational Lands Act 1963.

There is no outstanding amount, other than any which may be shown on the front of this Certificate, required to be paid for recreational purposes or any transfer of land required to the Council for recreational purposes under Section 18 of the Subdivision Act 1988 or the Local Government Act 1958.

There are no monies owed, other than any which may be shown on the front of this certificate, under Section 119 of the Act.

At the date of this Certificate, there are no notices or orders on the land that have continuing application under the Local Government Act 1958, Local Government Act 1989 or under a local law or by law of the Council, other than any which may be shown on the front of this certificate.

Confirmation of the existence of any Housing Act 1983 Orders can be made by contacting Environmental Health & Local Laws at the City of Greater Bendigo, P O Box 733, Bendigo 3552, Telephone 1300 002 642.

There is no money owed in relation to the land under section 94(5) of the Electricity Industry Act 2000.

There is not any environmental upgrade charge in relation to the land which is owed under Section 181C of the Local Government Act 1989.

The amounts shown on the front of this certificate includes any levy amount specified as being due in an assessment notice in relation to the land under Section 25 of the **Fire Services Property Levy Act 2012**.

RATES AND CHARGES

Rates and Charges for financial year ending 30 June 2025. All Rates and Charges due by four (4) instalments due 30 September 2024, 02 December 2024, 28 February 2025 and 31 May 2025.

Interest will be charged on payments received after the due dates at the rate of 10.0% p.a. This applies to both full payment and instalments.

OTHER INFORMATION

This certificate is valid for 90 days from the date of issue. Amounts outstanding may vary if payments/adjustments are made after the issue date. It is the responsibility of the applicant to obtain an update prior to settlement. After the issue of this certificate, Council may be prepared to provide a verbal update of the information to the applicant about the matters disclosed in this certificate, but if it does so, Council accepts no responsibility whatsoever for the accuracy of the verbal information given and no employee of the Council is authorised to bind Council by the giving of such verbal information. Updates will only be provided to the applicant.

PLEASE NOTE: Updates will not be provided after the 90 day period has passed, a new certificate will be required.

S.R. No. 116/2019

FORM 23

Regulations 147Y(4), 147ZB(2)

Building Act 1993

Building Regulations 2018

CERTIFICATE OF POOL AND SPA BARRIER COMPLIANCE

Issued to:

1. Name of owner of the land (the *property*) on which the swimming pool or spa is located: Suzanne Tzanidis
2. Postal address: 14 Pioneer Drive, Maiden Gully, VIC 3551
3. Telephone number: 0401277443
4. Email address: Sue.tzanidis@hotmail.com

Property details: 14 Pioneer Drive, Maiden Gully, VIC 3551

Number	Street/road	City/suburb/town	Postcode
Lot/s	LP/PS	Volume	Folio
Crown allotment	Section	Parish	County

Municipal district: City of Greater Bendigo

Type of swimming pool or spa: *[please tick]*

Permanent swimming pool ☒

Permanent spa ☐

Relocatable swimming pool ☐

Relocatable spa ☐

5. Date of construction of the swimming pool or spa: 3/8/2011
6. Applicable barrier standard: AS1926.1-2007
7. The applicable barrier standard applies under: *[please tick]*
 - Division 2 of Part 9A of the Building Regulations 2018 ☐
 - relevant deemed to satisfy provisions of the BCA ☒
 - a performance solution in accordance with the BCA ☐
8. Date(s) of inspection(s) of the swimming pool or spa barrier: 13/7/2025

Certification of compliance

Following inspection of the *swimming pool barrier/*spa barrier on the date(s) referred to in item 8 of this certificate, I certify that the barrier complies with the applicable barrier standard.

Signature of *relevant building surveyor/*swimming pool and spa inspector/
*municipal building surveyor:

Date: 15/7/2025

9. I confirm that I did not carry out building work on the barrier to address identified non-compliance of the barrier prior to certifying the barrier's compliance with the applicable barrier standard.

Building Amendment (Swimming Pool and Spa) Regulations 2019
S.R. No. 116/2019

S.R. No. 116/2019

Inspector details

10. Name of registered building practitioner: Jason Tink
11. *ACN/*ARBN 62675905419
12. Address 1: 4 Contempo Court East Bendigo, VIC, 3551
13. Address 2: 11 McKenzie Way, Mckenzie Hill, VIC, 3451
14. Email: info@eliteinspections.com.au
15. Building practitioner registration no.: IN-PS 73928



Jason Tink IN-PS 73928
Licensed Inspector
info@eliteinspections.com.au
☎ 0411 334 087
www.eliteinspections.com.au



Caption

Pool / Spa Registration Acceptance

15 July 2025

Suzanne Tzanidis
14 Pioneer Drive
MAIDEN GULLY VIC 3551

Dear Suzanne Tzanidis,

RE: Pool / Spa Registration

Thank you for registering your pool / spa with the City of Greater Bendigo.

Below are the details of your registration, including the due date for lodging a **Certificate of Compliance**.

Please note that penalties may apply if the certificate is not submitted by the specified date.

Registration Number	PP2500593
Property	14 Pioneer Drive Maiden Gully VIC 3551
Pool / Spa Type	Permanent Swimming Pool
Date of Construction	03/08/2011
Applicable Barrier Standard	AS1926.1-2007
Compliance Due Date	01/06/2024

Under **Section 144(2) of the Building Act 1993**, you may appeal the City's determination of your pool / spa construction date to the **Building Appeals Board** within **30 days** of receiving the notice.

Please note, a new **Certificate of Compliance** must be lodged every **4 years** from the date of your first certificate.

If a safety risk is identified, the City may take enforcement action requiring barrier works to be completed within **48 hours**.

To obtain a **Certificate of Compliance**, you must:

1. Engage a registered building surveyor, inspector, or pool / spa barrier inspector
2. Lodge the certificate through the online portal used for registration within **30 days** (lodgement fees apply)

To access the portal, please visit: <https://bendigo.greenlightopm.com/>

For further information, please contact Building Services on 1300 002 642.

Yours sincerely,



Hans Tracksdorf
Municipal Building Surveyor

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

(04/10/2016)