

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

94 Hargreaves Street, Bendigo 3550

Vendor's name

Worldgold Pty Ltd ACN 056 170 622 as trustee for Gynnell Trust

Date
02 / May 2025

Vendor's signature

DocuSigned by:

John Wilson

127DFF9EA2CD4A4...

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) Are contained in the attached certificate/s.

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

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPCC No. 110.3
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice of property clearance certificate or is as follows	Date: OR <input checked="" type="checkbox"/> Not applicable

2 INSURANCE

2.1 Damage and Destruction

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

Not Applicable.

2.2 Owner Builder

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

Not Applicable.

3 LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title documents.

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

To the best of the vendor's 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):

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 checked="" type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input checked="" 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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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



Department
of Transport
and Planning

From www.planning.vic.gov.au at 29 April 2025 10:39 AM

PROPERTY DETAILS

Address: **94 HARGREAVES STREET BENDIGO 3550**
 Lot and Plan Number: **Lot 1 TP700060**
 Standard Parcel Identifier (SPI): **1\TP700060**
 Local Government Area (Council): **GREATER BENDIGO**
 Council Property Number: **172625**
 Planning Scheme: **Greater Bendigo**
 Directory Reference: **Vicroads 607 T5**

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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PLANNING PROPERTY REPORT

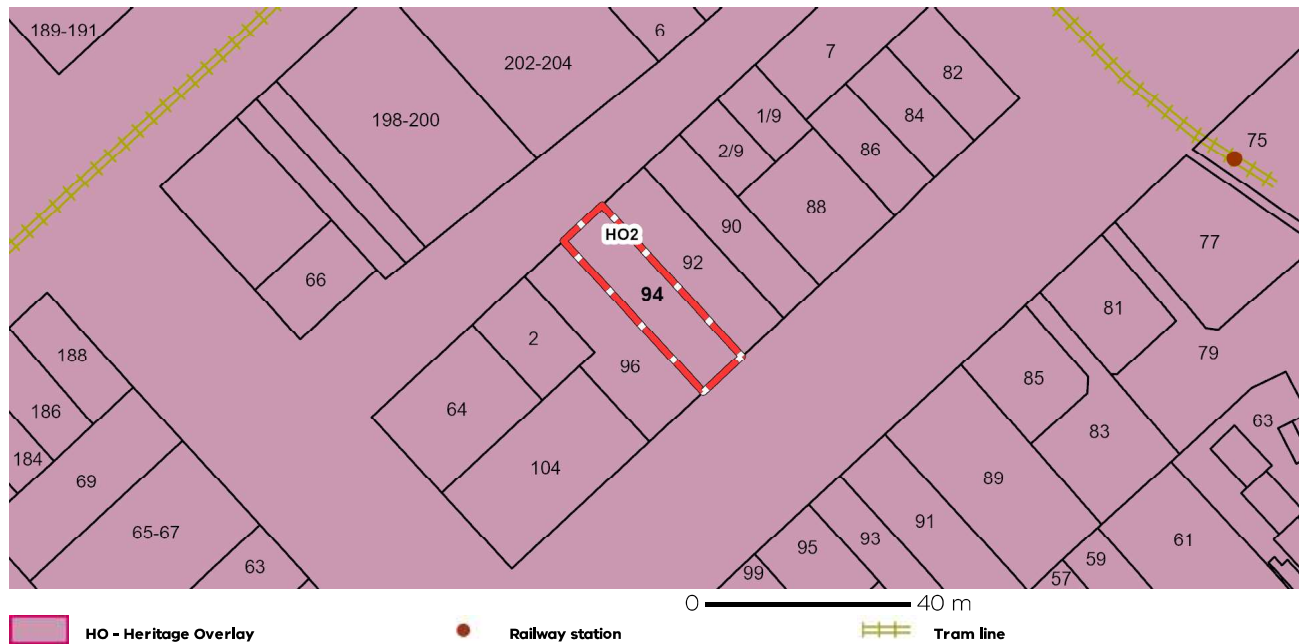


Department
of Transport
and Planning

Planning Overlays

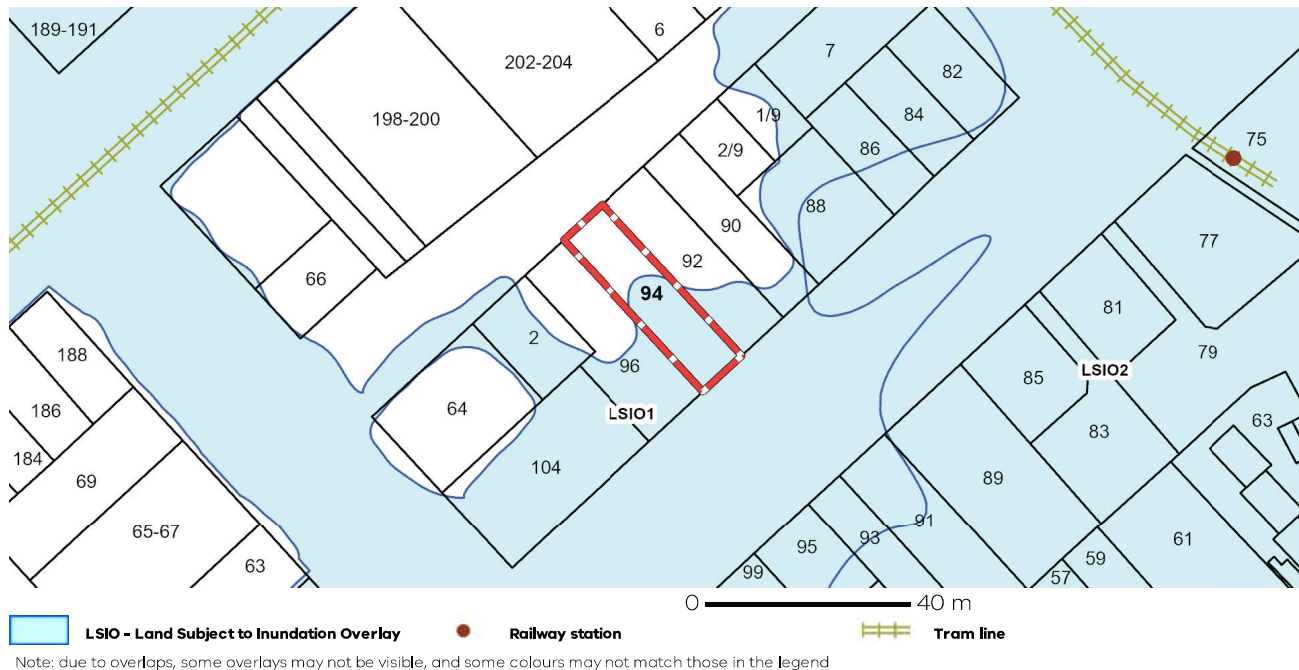
[HERITAGE OVERLAY \(HO\)](#)

[HERITAGE OVERLAY - SCHEDULE \(HO2\)](#)



[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY - SCHEDULE 1 \(LSIO1\)](#)



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PLANNING PROPERTY REPORT: 94 HARGREAVES STREET BENDIGO 3550

Page 2 of 6

PLANNING PROPERTY REPORT



Department of Transport and Planning

Planning Overlays

[PARKING OVERLAY \(PO\)](#)

[PARKING OVERLAY - PRECINCT 1 SCHEDULE \(PO1\)](#)



OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

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

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



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PLANNING PROPERTY REPORT



Department
of Transport
and Planning

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.vic.gov.au/aboriginal-heritage-legislation>



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PLANNING PROPERTY REPORT



Department
of Transport
and Planning

Further Planning Information

Planning scheme data last updated on 24 April 2025.

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

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

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

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

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

PLANNING PROPERTY REPORT



Department
of Transport
and Planning

Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

Native Vegetation

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

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

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

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PROPERTY REPORT



Energy,
Environment
and Climate Action

From www.land.vic.gov.au at 29 April 2025 10:38 AM

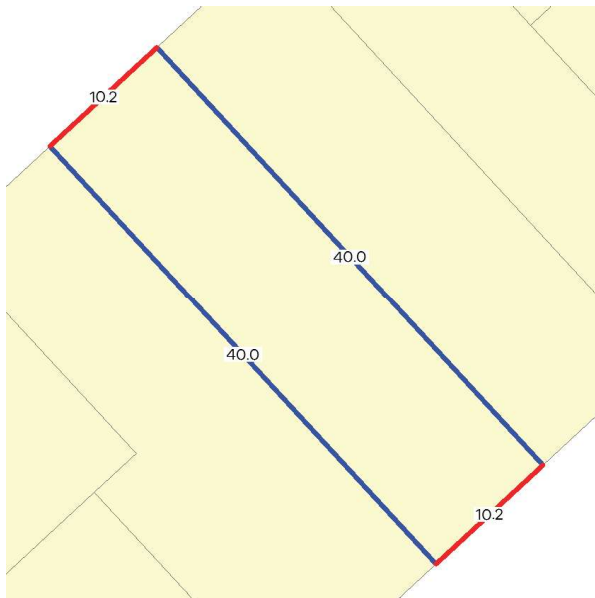
PROPERTY DETAILS

Address: **94 HARGREAVES STREET BENDIGO 3550**
 Lot and Plan Number: **Lot 1 TP700060**
 Standard Parcel Identifier (SPI): **1\TP700060**
 Local Government Area (Council): **GREATER BENDIGO**
 Council Property Number: **172625**
 Directory Reference: **Vicroads 607 T5**

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: 410 sq. m

Perimeter: 101 m

For this property:

— Site boundaries

— Road frontages

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

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

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

UTILITIES

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

STATE ELECTORATES

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

PLANNING INFORMATION

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

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

Planning Property Reports can be found via these two links

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

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

PROPERTY REPORT

Area Map





HISTORIC MINING ACTIVITY

Form No. 692

29 April, 2025

Property Information:

It is advised that:

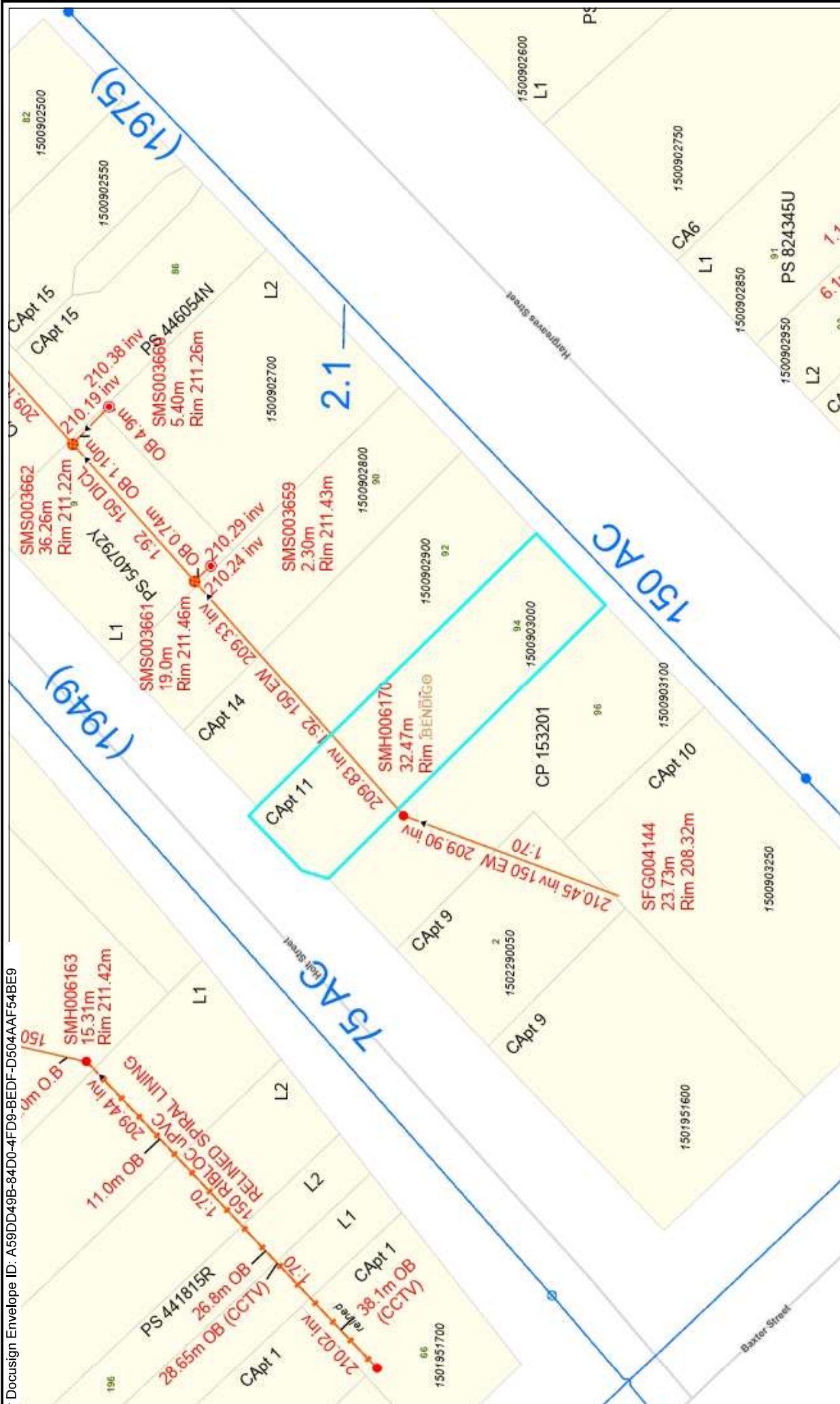
Our records do not indicate the existence of any mining activity on or under this site, but the site is within an area of past prospecting or mining activity. Note that there may be unrecorded mine workings present. (3)

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



Disclaimer with respect to the information provided:
Coliban Water makes no representation or warranty regarding the accuracy or completeness of the information in this document. Coliban Water further accepts no responsibility for any omissions or inaccuracies that may exist, and disclaims all liability for any loss or damage which may arise directly or indirectly from reliance on the information in this document, whether or not that loss is caused by any negligence on the part of Coliban Water or its employees.

Coliban Region Water Corporation

94 HARGREAVES STREET
BENDIGO 3550



Scale: 1: 500 (A4)



Date: 30/04/2025

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1133177

APPLICANT'S NAME & ADDRESS

HQ LAW C/- INFOTRACK (LEAP) C/- LANDATA
DOCKLANDS

VENDOR

WORLDGOLD PTY LTD

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

1515

This certificate is issued for:

LOT 1 PLAN TP700060 ALSO KNOWN AS 94 HARGREAVES STREET BENDIGO
GREATER BENDIGO CITY

The land is covered by the:

GREATER BENDIGO PLANNING SCHEME

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

The land:

- is included in a GENERAL RESIDENTIAL ZONE
- is within a LAND SUBJECT TO INUNDATION OVERLAY - SCHEDULE 1
- and a PARKING OVERLAY - PRECINCT 1
- and a HERITAGE OVERLAY (HO2)

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

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

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

29 April 2025

Sonya Kilkenny
Minister for Planning

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

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

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

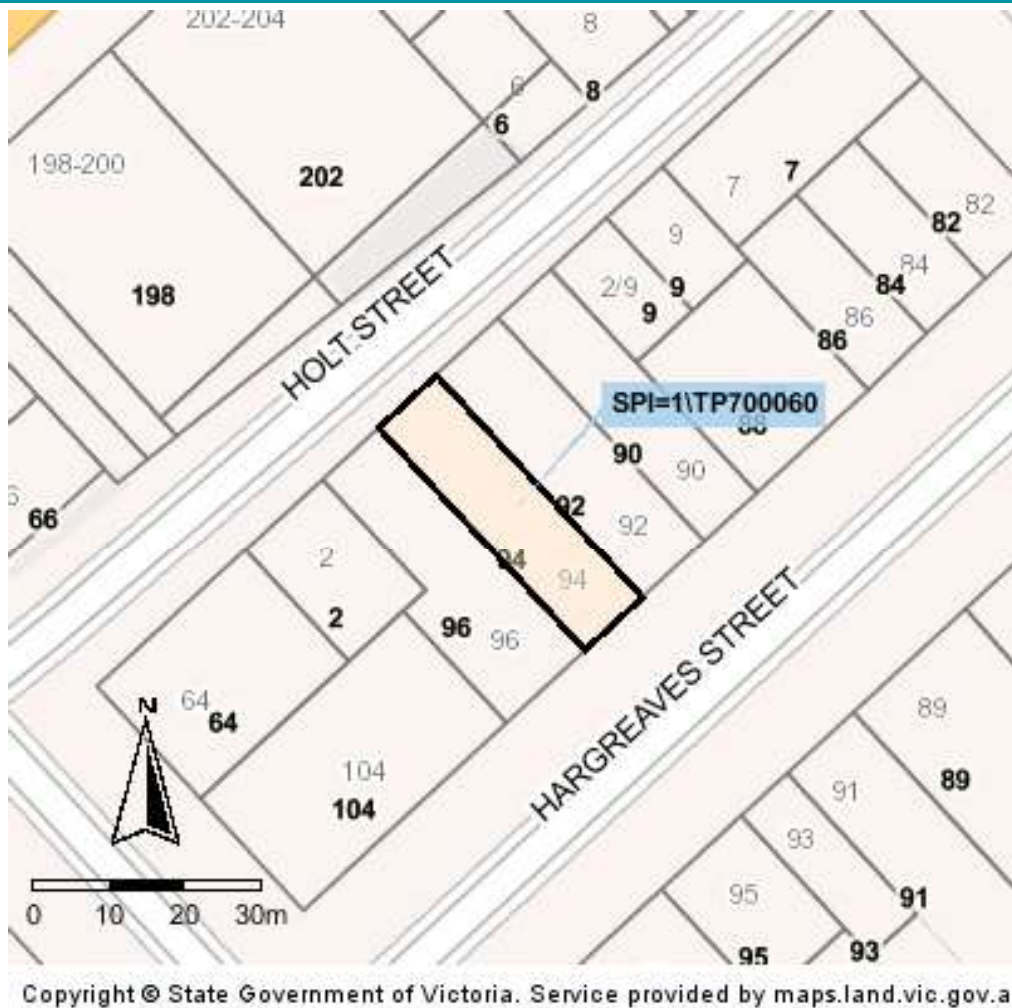
LANDATA®
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

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

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

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

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



Choose the authoritative Planning Certificate

Why rely on anything less?

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

Privacy Statement

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



Issue Date: 29 April 2025
Your Reference: 76601518-012-9:84988
Certificate Number: 134888

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: 94 Hargreaves Street, BENDIGO 3550
PARCEL DETAILS: Lot 1 TP 700060R
AVPCC: 110.3 - Detached Dwelling (existing)

ASSESSMENT NUMBER 1522 2

Site Value	\$355,000	Level of Valuation	01-Jan-2024
Capital Improved Value	\$475,000	Valuation Operative	01-Jul-2024
Net Annual Value	\$23,750	Basis of Rate	C.I.V.

RATES & CHARGES	CURRENT AMOUNT LEVIED
General Rates	\$1,363.90
Garbage Charge	\$461.00
Fire Services Property Levy	\$173.30
TOTAL LEVIED	\$1,998.20
Arrears Outstanding	\$0.00
Current Legal Costs Outstanding	0.00
Arrears Legal Costs Outstanding	0.00
Interest to Date	\$0.00
TOTAL OUTSTANDING	\$501.20

Other Property Debt -	\$0.00
-----------------------	---------------

Total Outstanding for Property \$501.20

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



Biller Code: 268813
Ref: 15222

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

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

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

PRESCRIBED INFORMATION

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

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

GENERAL INFORMATION

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

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

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

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

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

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

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

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

RATES AND CHARGES

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

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

OTHER INFORMATION

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

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

City of Greater Bendigo
PO Box 733, Bendigo VIC 3552
ABN 71 149 638 164



Rates and valuation notice

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



033 27945

Internal use only



Worldgold Pty Ltd
21 Stephens Ct
STRATHDALE VIC 3550

Tax invoice

Assessment no. 1522 2

Date of issue 13 August 2024

Rate enquiries

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

Tuesday: 9am – 4pm

Website www.bendigo.vic.gov.au/rates

Email ratesenquiries@bendigo.vic.gov.au

Phone 1300 002 642

FOLD
HERE

Property 94 Hargreaves Street, BENDIGO 3550

Property owner Worldgold Pty Ltd

Legal description Part CA 11 Sec 92C

Valued as at	01/01/2024	Total GST	\$0.00
Capital Improved Value	\$475,000	Date declared	27/05/2024
Site value	\$355,000	Notice issued	13/08/2024
Net Annual Value	\$23,750	FSPL Classification	Residential
		AVPCC	110.3

Particulars of rates/charges	Charges	Rateable value	Amount
General Rate	0.00287145	475,000	\$1,363.90
Bins and Waste Services Charge 140L bin	\$461.00	1	\$461.00
Victorian Fire Services Levy - Residential	\$132 + (0.000087 x \$475,000)		\$173.30
Prepayment Discount			-\$27.45

OPTION 1

FOUR INSTALMENTS

First instalment by 30 Sep, 2024.

\$499.00

Second by 2 Dec, 2024 \$499.00

Third by 28 Feb, 2025 \$499.00

Fourth by 2 Jun, 2025 \$501.20

OPTION 2

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

\$1,970.75

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



FOLD
HERE

FOLD
HERE



BPAY
Biller code: 1933
Ref. no: 15222



BPOINT
Biller code: 1933
Ref. no: 15222



Total Rate *360 000015222

BPAY this payment via Internet or phone banking.
BPAY View® View and pay this bill using internet banking.
BPAY View Registration No. 15222

Biller code: 0360 Ref. no: 1522 2
Pay in store at Australia Post, phone
13 18 16 or go to www.postbillpay.com.au

Register to receive notices via email.
Visit erates.bendigo.vic.gov.au



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

Ratepayers name: Worldgold Pty Ltd
Property: 94 Hargreaves Street, BENDIGO 3550
Assessment no: 1522 2

Do not pin or staple cheques to deposit slip

CREDIT

Internal use only



Option 1 - Instalment 1 by 30/09/2024: \$499.00
Option 1 - Instalment 2 by 02/12/2024: \$499.00
Option 1 - Instalment 3 by 28/02/2025: \$499.00
Option 1 - Instalment 4 by 02/06/2025: \$501.20
Option 2 - Prepayment by 30/09/2024: \$1,970.75

Teller's stamp and initials	Name		
	<input type="text"/>		
No. of cheques	Paid in by (signature)		
	<input type="text"/>		
Drawer	Bank	Branch	
<input type="text"/>	<input type="text"/>	<input type="text"/>	

TELLER USE	
\$100	<input type="text"/>
\$50	<input type="text"/>
\$20	<input type="text"/>
\$10	<input type="text"/>
\$5	<input type="text"/>

Date	<input type="text"/>
Notes	<input type="text"/>
Coins	<input type="text"/>
Cheques	<input type="text"/>
TOTAL \$	<input type="text"/>

For CREDIT of CITY OF GREATER BENDIGO RATE NOTICE



Regular fortnightly or monthly payments can make it easier to manage your rates.

See payment methods below.

WHEN TO PAY

Option 1 - Paying by four instalments

Four instalment amounts paid by the dates listed on the front page of this notice. Payments received after 30 September, 2024 are accepted as part payments.

Option 2 - Prepayment with discount of 1.5%

Lump sum payment made by 30 September, 2024.

Direct Debit is available for all payment options including fortnightly and monthly arrangements

For a Direct Debit application form visit our website.

Payment arrangements

Consider setting up regular payments to help manage your rates. See our direct debit options or use any other payment method.

Contact our Customer Support staff as soon as possible to discuss a payment arrangement or visit our website and complete the Payment Arrangements and Deferrals Form.

Interest penalties for late payments

Penalty interest is calculated from the date when each instalment was due, regardless of whether or not the ratepayer has chosen to pay by the instalment or prepayment option. Interest is set by the Minister under section 172(2) by notice published in the Government Gazette.

Payment Allocation

All payments will be credited in the following order: 1 Legal Costs; 2 Interest; 3 Arrears; 4 Current Rates, Charges and FSPL.

Arrears

Arrears outstanding continue to accrue interest until paid in full. Service of this notice does not cancel any existing arrangement for payment of arrears or waive the right of the City to proceed to legal action.

Free SMS Reminders

To receive free SMS reminders for **paying by instalments**:

SMS the word **FOUR**, followed by the BPAY Ref. No. on the front of this notice to 0459 273 853

e.g. FOUR 1234567

- You will receive an automated acknowledgement of registration
- This reminder will remain in place until you cancel it by replying **STOP** to any text message
- SMS reminder will be sent even if a payment has been made
- SMS reminder is not available for the prepayment discount option

Fire Services Property Levy

An owner of the land may apply for a waiver, deferral or concession in respect of the leviable land under Section 27 of the Fire Services Property Levy Act 2012 for rateable land and Section 28 for non-rateable residential land.

Pension Concessions

If you are a pensioner with a current concession card issued by Centrelink or the Department of Veteran Affairs, you may be eligible for a rebate on your principal place of residence.

Applications can be made online by visiting our website or contact Customer Support.

Rate Capping

Council has complied with the Victorian Government's rates cap of 2.75 per cent. The cap applies to the average annual increase of rates and charges.

The rates and charges for your property may have increased or decreased by a different percentage for the following reasons:

- The valuation of your property relative to the valuation of other properties in the municipal district.
- The application of any differential rate by council.
- The inclusion of other rates and charges not covered by the Victorian Government's rates cap.

Notice of Valuation

The property described on the front of this Notice has been valued as at 1 January, 2024 using the Capital Improved Value which is the total market value of the land plus buildings and improvements. The valuations shown on this notice may be used by other authorities for the purpose of a tax or rate.

Objection to valuation

Objections to the Valuation may be lodged within two months of the date of issue of the notice. Objections must be submitted via the online portal by visiting <https://ratingvaluationobjections.vic.gov.au>

Appeal against rates

If you are concerned by the City's decision to classify or not to classify your land with a Differential Rate, you may make a submission to council in writing. If you are not satisfied with our determination, Section 183 of the LGA provides for an application to VCAT for a review of the decision.

Rates calculation table

Differential Rate Type	Differential Rate in Dollar	Rate Amount
Commercial Rate A	.531222	\$2,523.30
Commercial Rate B	.516861	\$2,455.09
Commercial Rate C	.545575	\$2,591.48
Farm Rate	.215359	\$1,022.96
General	.287145	\$1,363.94
Vacant Land	.358931	\$1,704.92

Changes to Local Government regulations require all rates notices to show calculations for your property at each of our differentials. Calculations for comparative purposes only.

Privacy Statement

The City has collected the personal information on this form for the purpose of carrying out its functions of the LGA. Personal information may be passed onto contractors where a relevant Council service is outsourced. This information will not be disclosed except as required by law and in particular, will not be disclosed to others for marketing purposes.

Glossary

City – City of Greater Bendigo

LGA – Local Government Act 1989

FSPL – Fire Services Property Levy

VCAT – Victorian Civil and Administrative Tribunal

AVPCC – Australian Valuation Property Classification Code

PAYMENT AND DELIVERY METHODS

Regular fortnightly or monthly deductions can make it easier to manage your rates by using any of these payment methods.



Direct debit

If you would like us to deduct payments directly from your bank account complete an online application form at www.bendigo.vic.gov.au/rates or contact Customer Support on 1300 002 642.



Centrepay

To arrange regular deductions from your Centrelink payment download the form at www.bendigo.vic.gov.au/rates or contact Customer Support on 1300 002 642.

Ref No: 555 054 223L



BPAY

Phone and internet banking. Contact your bank or financial institution to make this payment.

BPAY View – View and pay this bill using internet banking.

Refer to the front of this notice for biller code and reference number.



BPOINT

With your Visa or Mastercard, phone or internet.

1300 276 468 or www.bpoint.com.au

Refer to the front of this notice for biller code and reference number.



Post Billpay

Phone, internet and over the counter.

13 18 16 or www.postbillpay.com.au

Refer to the front of this notice for biller code and reference number.



Payment online

City of Greater Bendigo

www.bendigo.vic.gov.au/rates



Payment in person

- Bendigo Bank
- Australia Post
- City of Greater Bendigo payments by eftpos or cheque
189-229 Lyttleton Terrace, Bendigo or 125 High Street, Heathcote
Monday, Wednesday, Thursday, Friday: 9am – 4.30pm
Tuesday: 9am – 4pm

Excluding public holidays. Please note that the Heathcote service centre is closed from 12.30pm – 1.30pm daily.



ABN 96 549 082 360

TAX INVOICE



Worldgold Pty Ltd
ATF Cygnell Trust
21 Stephens Ct
STRATHDALE VIC 3550

Service Address: 94 Hargreaves Street Bendigo VIC 3550
Classification: Household

Opening Balance	\$268.17
Total Payment Received up to 19 February 2025	CR \$268.17
Balance	\$0.00
Current Charges	
Water Service Fee	\$65.50
Sewerage Service Fee	\$196.84
Total (Excl GST)	\$262.34
GST	\$0.00
Total (Incl GST)	\$262.34
Total Amount Due	\$262.34



1300 363 200

www.coliban.com.au

Date of Issue: 20 February 2025

Next Scheduled Reading: 20 May 2025

Customer Number

C-00019489

Invoice Number

INV-0002680401

Amount Due

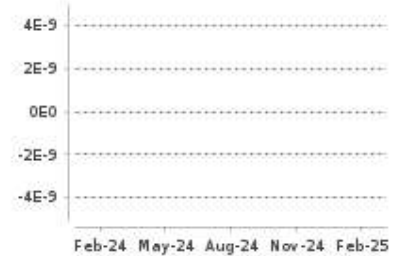
\$262.34

Pay By

13 March 2025

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

Average daily usage in litres



Av. Daily Use: 0 L/day

Av. Daily Cost: \$2.91

For information on the Victorian
Government's *Target Your Water Use*
program visit
www.targetyourwateruse.vic.gov.au

Please contact us on 1300 363 200 if you have a concern about your sewer or water service. If we are unable to resolve your concern you can contact the Energy and Water Ombudsman (Victoria) on freecall 1800 500 509. Please refer to www.ewov.com.au for more information.

We've updated our Urban Customer Charter

Find it online at coliban.com.au or ask us for a copy when you visit our Bridge Street office.



1300 363 200

coliban@coliban.com.auwww.coliban.com.au

Coliban Water Invoice Details

WATER SERVICE FEE

Service Number	Size	Date From	Date To	Days	Rate per day	Amount
SP-000013288	20mm	21-11-2024	18-02-2025	90	\$ 0.7277	\$65.50

SEWERAGE SERVICE FEE

Service Number	Date From	Date To	Days	Rate per day	Amount
SP-000013288	21-11-2024	18-02-2025	90	\$ 2.1872	\$196.84



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



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



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



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



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

**E =
Estimated
Reading**

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

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

**Interest
Charges**

Interest Charges If you have a balance owing past your payment due date, we reserve the right to apply interest (currently 6.2% p.a.) as permitted under our Customer Charters.

Interest will be applied in arrears for balances outstanding past the due date.

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

HOW TO PAY

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

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

Biller Code: 39156
Ref: 1000 0001 9489 9

Credit Card/Internet: Using BPoint
www.bpoint.com.au,
phone 1300 276 468 or 1300 BPOINT.
Biller Code: 39156
Account Number / Ref: 1000 0001 9489 9

In Person: Australia Post outlets.



Centrepay: Contact Centrelink or Coliban Water to arrange regular deductions from your Centrelink payment.
Centrepay Reference Number: **555 057 363A**
Account Reference ID: **1000 0001 9489 9**



PAYMENT SLIP

Customer Number

C-00019489

Payment Reference Number

1000 0001 9489 9

Amount Due

\$262.34

Pay By

13 March 2025

Amount Being Paid

Summary of assessment

Assessment number: 89443130

Period of assessment: 1 January 2025 to 31 December 2025

Land tax applies to land you owned on 31 December 2024.

2025 calculation

Total taxable value	\$355,000.00
Total calculation of land tax	\$2,609.75
2025 tax payable	\$2,609.75

For land tax rates, visit sro.vic.gov.au/landtaxrate

Land tax trust calculation

	Taxable Value	Total Tax
Surcharge rate	\$355,000	\$2,609.75
Ordinary rate	\$0	\$0.00
PPR beneficiary (single holding)	\$0	\$0.00
Total	\$355,000	\$2,609.75

A surcharge rate on the general land tax applies for the aggregate Victorian land holdings of the trust from \$25,000 through to less than \$3 million.

For information about trusts, go to sro.vic.gov.au/landtaxtrusts

ABOUT LAND TAX

Land tax is calculated using site valuations provided by the Valuer-General Victoria.

Our website has information on:

- exemptions
- valuations
- payments
- land tax rates

sro.vic.gov.au/landtax

AMENDING DETAILS

You can update your details online:

- address
- contact details
- claim or remove an exemption
- add or remove land you own

sro.vic.gov.au/mylandtax

YOUR RIGHT TO OBJECT

If you have a concern about your assessment, there are different ways to object depending on what aspect you disagree with.

VALUATIONS

If you disagree with the valuation of your property, you can lodge an objection online within **2 months** of receiving your assessment. The Commissioner of State Revenue has no discretion to accept late objections.

sro.vic.gov.au/valueobjection

OTHER OBJECTIONS

If you disagree with another aspect of your assessment, you can lodge a written objection within **60 days** of receiving your assessment. An objection is a formal avenue of dispute resolution requiring you to explain the grounds of your objection.

sro.vic.gov.au/assessment

OUTSTANDING LAND TAX

The land tax on this assessment does not include land tax owing from prior years.

INTERPRETING SERVICE

For languages other than English, contact the free Translating and Interpreting Service on 13 14 50.



Statement of lands for period 1 January 2025 to 31 December 2025

Assessment number: 89443130
Level of value date: 1 January 2024

Lands owned as at midnight 31 December 2024 — Where a property was sold after 31 December, the vendor (seller) is still liable for the land tax.

Item	Address/Municipality	Land ID/References	Single holding tax ¹	Proportional tax ^{1*}	Taxable value
1	94 HARGREAVES ST, BENDIGO, 3550 GREATER BENDIGO	014049741 1 T700060	\$1,515.00	\$2,609.75 TS	\$355,000
Total taxable value					\$355,000

Penalties for failing to notify of errors and omissions

You must ensure that the information contained in your land tax assessment is correct to avoid penalties. If any land you own is omitted from this assessment or is incorrectly specified as exempt, you must notify us within 60 days of the issue of this assessment. If you have not already, you must also notify us if you hold land as trustee for a trust or if you are an absentee owner. Penalties may apply if you do not make a required notification. You can request an amendment to your assessment or notify us of changes by visiting sro.vic.gov.au/assessment

Explanation of codes (for details, go to sro.vic.gov.au/codes)

¹ SINGLE HOLDING TAX		^{1*} PROPORTIONAL TAX
This is the amount of tax you would pay on the one property.		TS
		Trust Surcharge
		of the total land tax liability of your assessment

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

Page 1 of 1

VOLUME 04442 FOLIO 224

Security no : 124123991306U
Produced 29/04/2025 10:38 AM

LAND DESCRIPTION

Lot 1 on Title Plan 700060R.
PARENT TITLE Volume 02147 Folio 257
Created by instrument 994710 30/04/1921

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
WORLDGOLD PTY LTD of LEVEL 3, 141-149 IFOULD STREET ADELAIDE SA 5000
AH761125A 02/02/2011

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP700060R 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: 94 HARGREAVES STREET BENDIGO VIC 3550

DOCUMENT END



Imaged Document Cover Sheet

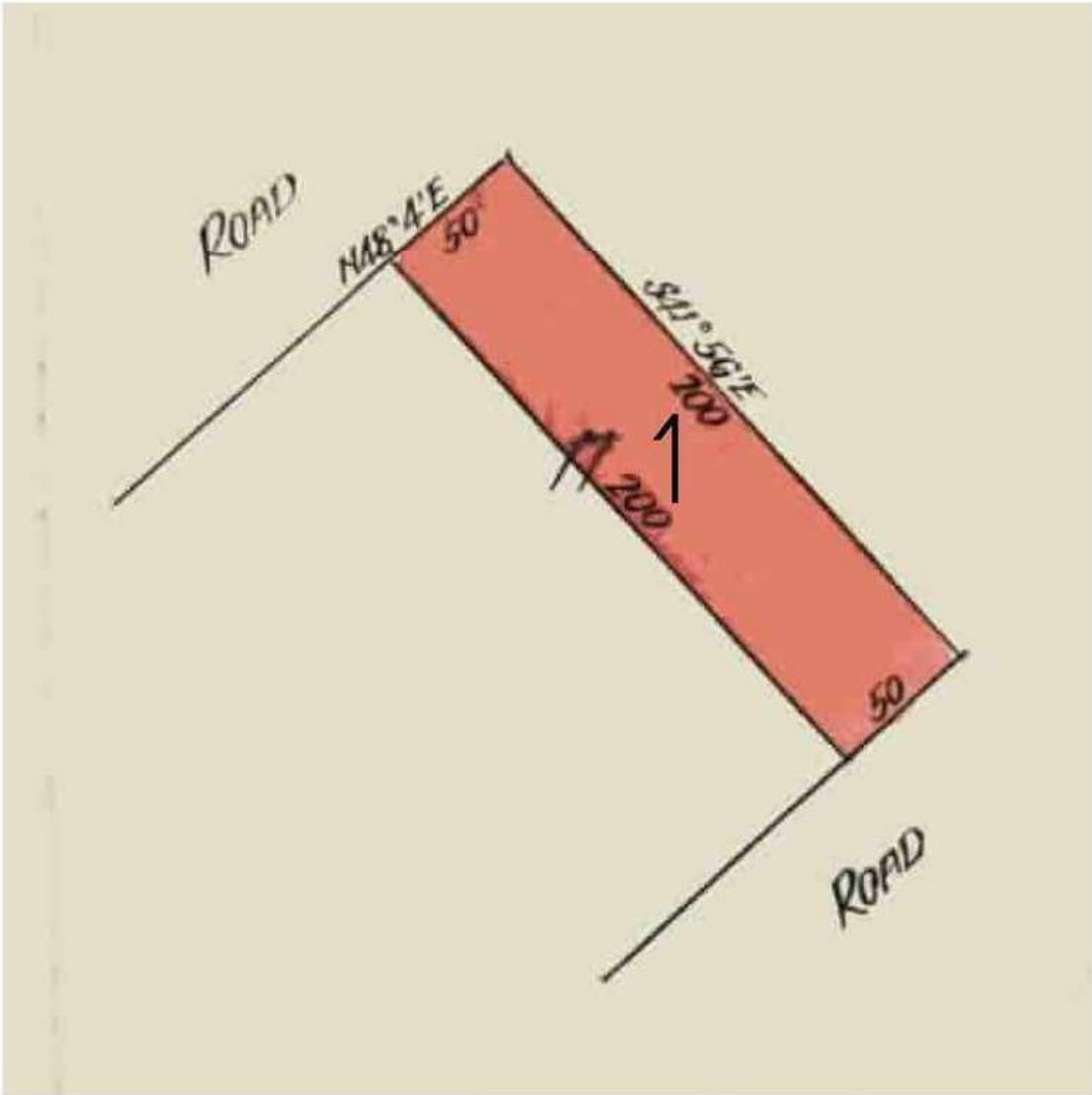
The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	TP700060R
Number of Pages (excluding this cover sheet)	1
Document Assembled	29/04/2025 10:38

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The document is invalid if this cover sheet is removed or altered.

TITLE PLAN		EDITION 1	TP 700060R						
Location of Land Parish: CITY OF BENDIGO PARISH OF SANDHURST Township: Section: 92C Crown Allotment: 11 (PT) Crown Portion: Last Plan Reference: Derived From: VOL 4442 FOL 224 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 27/11/2000 VERIFIED: AK							
									
<table border="1"><thead><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr></thead><tbody><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = CA 11 (PT)</td></tr></tbody></table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA 11 (PT)	
TABLE OF PARCEL IDENTIFIERS									
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = CA 11 (PT)									
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets							